

Residential Tenancies Board

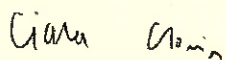
Determination Order

Ref: DR0622-77880

In the matter of OCP Belgrave II Ltd.Partnership [Applicant Landlord] and Setinamavis Chidinma Osuji [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date-of-service of 4th of May 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment I, 51 South Circular Road, Portebello, Dublin 8, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of that dwelling within 30 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €3,670.00 to the Applicant Landlord, by way of 10 consecutive monthly installments at the rate of €367.00 per month, on or before the 1st day of each month, commencing in the month immediately following the month of issue of this Determination Order. The sum of €3,670.00 being rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €3,670.00 will be deferred and the total sum owing will be reduced by the cumulative sum paid in monthly installments by the Respondent Tenant, to the Applicant Landlord, on each due date, until such time as the total sum of €3,670.00 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly installments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from the 9th of September 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €1,250.00 per month or proportionate part thereof at the rate of €41.10 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 19 October 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director