

Residential Tenancies Board

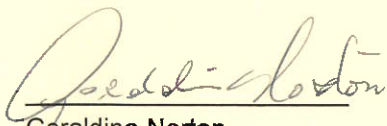
Determination Order

Ref: DR0623-86659

In the matter of Tuath Housing Association [Applicant Landlord] and Stephen O'Brien [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 6th of April 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment B Denzille Lane, Holles Street Dublin 2 is valid.
- 2 The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
- 3 The Respondent Tenant shall pay the total sum of €7,232.61 to the Applicant Landlord, by way of 206 consecutive instalments at the rate of €35.00 per calendar month, on or before the first Monday of each week, followed by one further instalment of €22.61 in the immediately succeeding Monday commencing the next Monday after the issue of the Determination Order. This sum represents rent arrears of €7,232.61, in respect of the tenancy of the dwelling.
- 4 The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 20th October 2023, being the date of the Adjudication Hearing, at the rate of €100.86 per week, or proportionate part thereof at the rate of €14.37 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein
- 5 The enforcement of the Determination Order for such payment of €7,232.61 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in weekly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €7,232.61 has been paid in full.
- 6 For the avoidance of doubt, any default in the payment of any of the weekly instalments shall act to cancel any further deferral and the balance due at the date of default of any such weekly payment shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Residential Tenancies Board on 13 December 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director