

Residential Tenancies Board

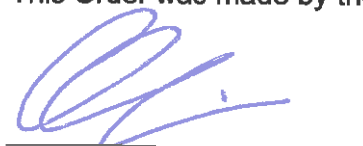
Determination Order

Ref: DR0718-45981

In the matter of Circle Voluntary Housing Association Limited [Applicant Landlord] and Alison O'Neill, Peter Larkin [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 4th May 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 72 Premier Square, Block 3, Finglas, Dublin 11, D11W7RX, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1,505.80 to the Applicant Landlord, by way of 12 consecutive monthly instalments at the rate of €120 per month, to be paid on or before the 28th day of each month, followed by one further instalment of €65.80 to be paid on or before the 28th day of the 13th month, payment commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €1,505.80 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €1,505.80 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €1,505.80 has been paid in full. 5. For the avoidance of doubt, any default in the payment of any of the monthly instalments 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 Tenants shall also pay any further rent outstanding from 2nd August 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €98 per week or proportional part thereof at the rate of €14 per day, unless lawfully varied, together with any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as they vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 12 October 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director