

Residential Tenancies Board

Determination Order

Ref: DR0719-55947

In the matter of Declan Taite [Applicant] (In his capacity as Receiver over certain assets of John Hutchinson, Landlord) and Adam Chorazewski and Rokia Chorazewski [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 15 May 2019 by the Applicant Receiver on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 63, The Beeches, Carrington, Northwood, Santry, Dublin 9, D09YT67, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €4,357.44 to the Applicant Receiver, by way of 10 consecutive monthly instalments at the rate of €400.00 per month, to be paid on or before the 28th day of each month, followed by one further instalment of €357.44, to be paid on or before the 28th day of the 11th month, commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €4,357.44 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €4,357.44 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 Receiver, on each due date, until such time as the entire sum of €4,357.44 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 Receiver.
6. The Respondent Tenants shall also pay any further rent outstanding from 15 November 2019, being the date of the Adjudication Hearing, to the Applicant Receiver, at the rate of €1,150.00 per month or proportional part thereof at the rate of €37.81 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 they vacate and give up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 06 January 2020.



Claire Diggan

Assistant Director

Duly authorised to sign on behalf of the Director