

Residential Tenancies Board

Determination Order

Ref: DR0719-56074

In the matter of David O'Connor (in his capacity as Receiver over certain assets of Bala Gasua and Fatima Bala), Applicant Landlord, and Letein Masamba and Alexandra Lukusa, Respondent Tenants, the Residential Tenancies Board, in accordance with Section 97 of the Residential Tenancies Act, 2004, determines:

1. That the Notice of Termination served on the 25th of July 2019 by the Applicant Receiver on the Respondent Tenants in respect of the Tenancy at 45 Hayworth Terrace, Ongar Park, Ongar, Dublin 15 is valid.
2. The Respondent Tenants and all 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 Order.
3. The Respondent Tenants shall pay the total sum of €15,000 to the Applicant Receiver in 10 equal consecutive instalments at a rate of €1,500 per calendar month, on the 28th day of each month, commencing the next month after the issue of this Order. This sum represents damages of €15,000 for failing to pay any rent in respect of the tenancy of the dwelling at 45 Hayworth Terrace, Ongar Park, Ongar, Dublin 15.
4. The Respondent Tenants shall also pay any further rent outstanding from the 29th of August 2019 at the rate of €1,000 per month or proportional part thereof at a rate of €32.88 per day and any other charges as set out in the terms of the Tenancy Agreement for each month or part thereof until such time as the Tenants vacate the above dwelling.
5. The enforcement of this Order for such payment of €15,000 will be deferred until such time as the total sum of €15,000 has been paid in full.

This Order was made by the Residential Tenancies Board on 31 October 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director