

Residential Tenancies Board

Determination Order

Ref: DR0919-57247

In the matter of Tuath Housing Association [Applicant Landlord] and Bernard Lawrence and Jennifer Lawrence [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 16th of May 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 3 Clearstream Court, McKee Avenue, Finglas, Dublin 11, 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 35 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €508.88 to the Applicant Landlord, by way of 16 consecutive weekly installments at the rate of €31.09 per week, on the Monday of each week, followed by one further installment of €8.44, on the Monday of the 17th week, commencing on the Monday of the week immediately following the week of issue of this Order. This sum represents rent arrears of €508.88, in respect of the tenancy of the dwelling at the above address.
4. The enforcement of this Order for such payment of €508.88 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the weekly instalments by the Respondent Tenants to the Applicant Landlord, on each and every Monday, until such time as the total sum of €508.88 has been paid in full.
5. 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.
6. The Respondent Tenants shall also pay any further rent outstanding from 11th November 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €68.91 per week or proportional part thereof at the rate of €9.84 per day, together with any other charges provided for under 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 06 January 2020.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director