

Residential Tenancies Board

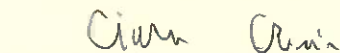
Determination Order

Ref: DR0921-72284

In the matter of Liam Madden [Applicant Landlord] and Zeljka Nejasmic [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €7,760.00 to the Applicant Landlord, by way of 155 consecutive instalments at the rate of €50.00 per week. Followed the next week of 1 payment of €10.00 commencing the next week after the issue of this Determination Order. This sum represents rent arrears of €7,760.00, in respect of the tenancy of the dwelling at Apartment 9, Westpark, William Howard Suites, Saggart, Citywest, Co. Dublin.
2. The enforcement of this Determination Order for such payment of €7,760.00 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 €7,760.00 has been paid in full.
3. 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 monthly payment shall immediately become due and owing to the Applicant Landlord.
4. The Respondent Tenant shall also pay any further rent outstanding from the 8th October 2021, being the date of the Adjudication Hearing, at the rate of €1,200.00 per month or proportionate part thereof at the rate of €39.46 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/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 Notice of Termination with a date of service of 30th June 2021 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 9, Westpark, William Howard Suites, Saggart, Citywest, Co. Dublin, is valid. The Respondent Tenants are overholding on a valid notice.
6. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.

This Order was made by the Residential Tenancies Board on 06 January 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director