

Residential Tenancies Board

Determination Order

Ref: DR0921-72512

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Aneta Wajner [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, with a date-of-service of 16th July 2021, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Unit 23, Park Walk, Hansfield Wood, Hansfield Road, Clonsilla, Dublin 15, is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €6,154.26 to the Applicant Landlord, by way of 12 consecutive monthly instalments at the rate of €512.85 per month, on the 1st day of each month, commencing in the month immediately following the month of issue of this Determination Order. This sum of €6,154.26 represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €6,154.26 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €6,154.26 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 Tenant shall also pay any further rent outstanding from 17th November 2021, the date of the (virtual) hearing, to the Applicant Landlord, at the rate of €2,317.00 per month or proportionate part thereof at the rate of €76.17 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until the dwelling is vacated by her and by any other current occupants.

This Order was made by the Residential Tenancies Board on 02 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director