

Residential Tenancies Board

Determination Order

Ref: DR0921-72921

In the matter of Anil Patle [Applicant Landlord] and Deborah O'Keeffe [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Landlord's application, regarding the Respondent Tenant's breach of obligations under the Act, in failing to allow the landlord to access the dwelling (on a date and time agreed in advance with the tenant) for the purposes of inspecting the dwelling, in respect of the tenancy of the dwelling at 18 Castlegrange Drive, Clondalkin, Dublin 22, is upheld.
2. The Notice of Termination with a date of service of 5th August 2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 18 Castlegrange Drive, Clondalkin, Dublin 22, is valid.
3. The Respondent Tenant and any other persons 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 Determination Order.
4. The Respondent Tenant shall pay the total sum of €2,576.00 to the Applicant Landlord, by way of 12 consecutive instalments at the rate of €200.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €176.00 in the immediately succeeding month commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €2,576.00 in respect of the tenancy of the dwelling at 18 Castlegrange Drive, Clondalkin, Dublin 22.
5. The Respondent Tenant shall also pay any further rent outstanding from 31st January, being the date of the Adjudication Hearing, at the rate of €2,000.00 per month or proportionate part thereof at the rate of €66.66 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.
6. The enforcement of this Determination Order for such payment of €2,576.00 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €2,576.00 has been paid in full.
7. 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.

This Order was made by the Residential Tenancies Board on 4 May 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director