

Residential Tenancies Board


Determination Order

Ref: DR0922-79588

In the matter of Lynn Dennison [Applicant Landlord] and Ivan Spanjic, Mira Crnkovic [Respondent Tenants] 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 11/4/22 served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 12 Glencairn Walk, Leopardstown, Dublin 18, D18F7Y8, is valid.
2. The Notice of Termination with a date of service of 21/06/22 served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling, is invalid.
3. The Respondent Tenants and any other 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 Determination Order.
4. The Respondent Tenants shall pay the total sum of €8,500.00 to the Applicant Landlord, by way of 5 consecutive instalments at the rate of €1,700.00 per calendar month, on or before the 18th day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €10,400.00, having deducted the justifiably retained security deposit of €1,900.00, in respect of the tenancy of the dwelling.
5. The enforcement of this Determination Order for such payment of €8,500.00 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €8,500.00 has been paid in full.
6. The Respondent Tenants shall continue to pay any further rent outstanding to the Applicant Landlord from 30/11/22, being the date of the Adjudication Hearing, at the rate of €2,080.00 per month, or proportionate part thereof at the rate of €68.38 per day, unless lawfully varied, 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 above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 25 January 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director