

Residential Tenancies Board

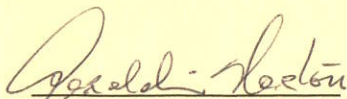
Determination Order

Ref: DR0923-88647

In the matter of Brendan Spearing [Applicant Landlord] and Ciara McCourt [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 service date of 26th April 2023, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at 2A Millbrook Grove, Kilbarrack, Dublin 5, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 14 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the total sum of €21,600.00 to the Applicant Landlord, in 43 equal consecutive monthly instalments at the rate of €500.00 per month, on the 28th day of each month, followed by one further instalment of €100.00 in the immediately succeeding month, commencing the next month after the date of issue of the Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment of €21,600.00 will be deferred, and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date, until such time as the total sum of €21,600.00 has been paid in full.
4. 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.
5. The Respondent Tenant shall continue to pay rent as it falls due, from 29th February 2024, being the date of the adjudication hearing, in the sum of €900.00 per month, or proportionate part thereof, unless lawfully altered, for as long as she continues to reside in the above dwelling.

This Order was made by the Residential Tenancies Board on 29 May 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director