

## Residential Tenancies Board

### Determination Order

Ref: DR1020-65903

In the matter of The Iveagh Trust [Applicant Landlord] and Jennifer Howe [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 26th day of March 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 3, 8 Marrsfield Avenue, Clongriffin, Dublin 13 is valid.
2. The Respondent Tenant and all other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 10 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €7,098.35 to the Applicant Landlord, in 177 equal instalments at the rate of €40 per calendar week, on the Monday of each month, followed by one further instalment of €18.35 in the immediately succeeding week commencing the next week after the issue of this Order. This sum represents the sum awarded with regard to rent arrears.
4. The enforcement of this Order for such payment of €7,098.35 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments of €40 or €18.35 with respect to the 178th and final instalment made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €7,098.35 has been paid in full.
5. The Respondent Tenants shall also pay any further rent outstanding from the 22nd day of March 2021, at the rate of €43.65 per week or proportional part thereof at the rate of €6.24 per day and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as the Respondent Tenant vacates the above dwelling.
6. The Applicant Landlord shall refund the entirety of any security deposit received from the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 23 June 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

