

Residential Tenancies Board

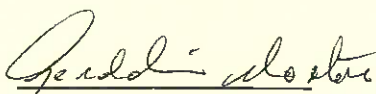
Determination Order

Ref: DR1021-73662

In the matter of Elizabeth Murphy [Applicant Landlord] and Damian Sheehan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 17th September 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy at 12 Ribh Road, Artane, Dublin 5, D05F638 is valid.
2. The Respondent Tenant 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.
3. The Respondent Tenant shall also pay any further rent outstanding from the 20th January 2022, being the date of Adjudication hearing at the rate of €975.00 per month, unless lawfully varied and any other changers 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.
4. The Respondent Tenant shall pay the total sum of €23,400.00 to the Applicant Landlord, being the total sum due for rent arrears, by way of 12 consecutive monthly instalments at the rate of €1,950.00 per month, to be paid on or before the 28th day of each month, commencing in the month immediately following the month of issue of this Determination Order.
5. The enforcement of this Determination Order for such payment of €23,400.00 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 €23,400.00 has been paid in full.
6. 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 11 May 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director