

Residential Tenancies Board

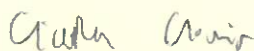
Determination Order

Ref: DR1021-73686

In the matter of Housing Association for Integrated Living [Applicant Landlord] and Mohammed Elsofany [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 5th July 2021, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at 69 Springfield Court, Ballymakealy, Celbridge, Co. Kildare, W23NX50 is valid.
2. The Respondent Tenant, and all persons residing in the above dwelling shall vacate and give up possession of that dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €4,403.82 to the Applicant Landlord, in fourteen equal consecutive monthly instalments at the rate of €300.00 per month, on the 28th day of each month, followed by one further instalment of €203.82 in the immediately succeeding month, commencing the next month after the date of issue of this Determination Order. This sum represents rent and service charge arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €4,403.82 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 €4,403.82 has been paid in full.
5. 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.
6. The Respondent Tenant shall pay any further rent and service charges as they fall due from 20th December 2021, being the date of the adjudication hearing, in the sum of €87.19 per week, or proportionate part thereof, unless lawfully altered, until he offers up vacant possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 09 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director