

Residential Tenancies Board

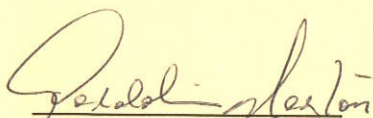
Determination Order

Ref: DR1123-90527

In the matter of The Iveagh Trust [Applicant Landlord] and Aishling O'Neill [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 date of service of 13 July 2023, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 1, 32 Marrsfield Avenue, Clongriffin, Dublin 13, D13HP68 is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 28 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the total sum of €20,000 to the Applicant Landlord in 50 equal consecutive weekly instalments at a rate of €400 per week, on Monday of every week, commencing the next Monday after the issue of the Determination Order. This sum represents rent arrears in respect of the tenancy of the dwelling at Apartment 1, 32 Marrsfield Avenue, Clongriffin, Dublin 13, D13HP68.
4. The enforcement of the Determination Order for such payment of €20,000 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the weekly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €20,000 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the weekly instalments shall act to cancel any further deferral and the balance due at the date of default of any such weekly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall continue to pay rent from 13 March 2024 being the date of the adjudication hearing to the Applicant Landlord at the rate of €85.70 per week, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, in advance for each week or part thereof, until such time as the dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 07 August 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director