

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1218-50496**

In the matter of Cluid Housing Association [Applicant Landlord] and Susan Melvin [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 on the 30th November 2017 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 3, Block 10, Clarion Quay, Lower Mayor Street, Dublin 1 is valid.
2. The Respondent Tenant and all 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 Order.
3. The Respondent Tenant shall pay the total sum of €10,006.11 to the Applicant Landlord, in 400 equal consecutive installments at the rate of €25.00 per week, on Monday in each week, followed by one further installment of €6.11 in the immediately succeeding week, commencing the next Monday after the issue of this Order. This sum represents rent arrears of €10,006.11, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 18th January 2019 being the date of the adjudication hearing, at the rate of €75.00 per week or proportionate part thereof at the rate of €10.71 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as she vacates the above dwelling.
5. The enforcement of this Order for such payment of €10,006.11 will be deferred and the total sum owing 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 €10,006.11 has been paid in full.
6. 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.
7. There was no security deposit paid.

This Order was made by the Residential Tenancies Board on 22 March 2019.

A handwritten signature in dark ink, appearing to read 'G. Byrne', is written over a horizontal line.

Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director