

Residential Tenancies Board

Determination Order

Ref: DR1221-74574

In the matter of Darragh Kelly [Applicant Landlord] and Barbara Basienka [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 Respondent Tenant on 6 September 2021 in respect of the dwelling at 1 Palace Crescent, Ardnacassa, Longford Town, Co. Longford is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €4,200.00 to the Applicant Landlord, in eight equal consecutive monthly instalments at the rate of €525.00 per month, on the 1st day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €4,200.00 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 €4,200.00 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 continue to pay rent as it falls due, from 26 May 2022 in the sum of €350.00, or proportionate part thereof, for as long as she continues to reside in the above dwelling.

This Order was made by the Residential Tenancies Board on 27 July 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director