

Residential Tenancies Board

Determination Order

DR0822-78910

In the matter of Irish Residential Properties REIT Plc (Applicant Landlord) and Trudy Higgins (Respondent Tenant), The Residential Tenancies Board, in accordance with s. 121 of the Residential Tenancies Act 2004 determines that:

1. The Notice of Termination with a date of service of 8 July 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 215 Charlestown Place, St Margaret's Road, Dublin 11 D11 EK63 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 7 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the total sum of €20,545.61 to the Applicant Landlord, by way of 5 consecutive instalments at the rate of €3,500 per calendar month, on or before the 28th day of each month, followed the immediately succeeding month by one final instalment of €3045.61 commencing the next month after the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the dwelling at Apartment 215 Charlestown Place, St Margaret's Road, Dublin 11 D11 EK63.
4. The Respondent Tenant shall also pay any further rent outstanding from 15 February 2023, being the date of the Adjudication Hearing, at the rate of €1671 per month, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The enforcement of the Determination Order for such payment of €20,545.61 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 €20,545.61 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 the 6 December 2023.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director