

## Residential Tenancies Board

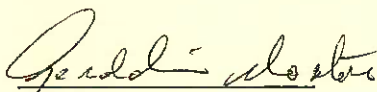
### Determination Order

Ref: DR0922-79967.

In the matter of Elena Trower [Applicant/Respondent Tenant] and Irish Residential Properties REIT PLC [Applicant/Respondent Landlord] 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 the 12th September 2022 served by the Applicant/Respondent Landlord on the Applicant/Respondent Tenant, in respect of the tenancy of the dwelling at 29 The Drive, Semple Woods, Donabate, Co.Dublin is valid.
2. The Applicant/Respondent Tenant and any other 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 Determination Order.
3. The Applicant/Respondent Tenant shall pay the total sum of €7,517.00 to the Applicant/Respondent Landlord, by way of 37 consecutive instalments at the rate of €200.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €117.00 in the immediately succeeding month commencing the next month after the issue of the Determination Order. This sum represents rent arrears of €7,517.00, in respect of the tenancy of the dwelling at 29 The Drive, Semple Woods, Donabate, Co.Dublin.
4. The Applicant/Respondent Tenant shall also pay any further rent outstanding from 24th February 2023, being the date of the Adjudication Hearing, at the rate of €2,317.00 per month or proportionate part thereof at the rate of €76.17 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Applicant/Respondent Tenant and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €7,517.00 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Applicant/Respondent Tenant to the Applicant/Respondent Landlord, on each due date, until such time as the total sum of €7,517.00 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/ Respondent Landlord.

This Order was made by the Residential Tenancies Board on 12 April 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director