

Residential Tenancies Board

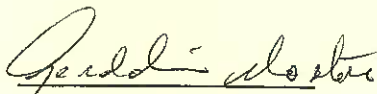
Determination Order

Ref: DR0922-80019

In the matter of Collen Investment Limited [Applicant Landlord] and Robert Duffy [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 30/5/2022, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 6, 55, Church Street, Howth, Co Dublin 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 21 days of the date of issue of this Determination Order.
- 3 The Respondent Tenant shall pay the total sum of €12,527.70 to the Applicant Landlord, by way of 8 consecutive instalments at the rate of €1,500.00 per calendar month, on or before the 1st day of each month, followed by one further instalment of €527.70 on or before the 1st day of the immediately succeeding month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €13,777.70, having deducted the justifiably retained security deposit of €1,250.00, in respect of the tenancy of the dwelling.
- 4 The enforcement of this Determination Order for such payment of €12,527.70 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 €12,527.70 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 also pay any further rent outstanding from 07/03/2023, being the date of the virtual hearing, to the Applicant Landlord, at the rate of €1,250.00 per month or proportionate part thereof at the rate of €41.10 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and by all other current occupiers

This Order was made by the Residential Tenancies Board on 03 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director