

## **Residential Tenancies Board**

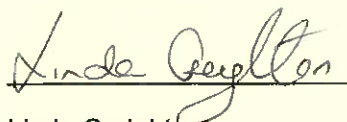
### **Determination Order**

**Ref: TR0122-005244/DR0821-71977**

In the matter of Amanda Murphy [Appellant Tenant] and Clúid Housing Association [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 11 August 2021 served by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 10 Russell Lane, Fortunestown, Tallaght, Dublin 24, is valid.
2. The Appellant Tenant, and any other person/s residing in the above dwelling, shall vacate and give up vacant possession of the dwelling within 30 days of the date of issue of this Determination Order.
3. The Appellant Tenant is in breach of her obligations pursuant to section 16(a)(i) of the Act to pay rent as it falls due and owes to the Respondent Landlord the sum of €1342 for arrears of rent which sums will be paid by the Appellant Tenant to the Respondent Landlord by way of 10 consecutive monthly instalments of €134.20 on or before the 5th day of each month commencing on the next month after the date of issue of this Determination Order.
4. The enforcement of this Determination Order for such payment of €1342 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenant to the Respondent Landlord on each due date until such time as the total sum of €1342 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 Respondent Landlord.
6. The Appellant Tenant shall continue to pay rent from 1 March 2022 being the date of the Tribunal hearing to the Respondent Landlord at the rate of €37.60 per week, unless lawfully varied, and any other charges as set out in the tenancy agreement for each week or part thereof until such time as the Dwelling is vacated by the Appellant Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 13<sup>th</sup> April 2022



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director