

Residential Tenancies Board


Determination Order

Ref: TR0124-007120/DR1123-90921

In the matter of Xerico Limited [Applicant Tenant] and Lucretia Cret [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 by the Applicant Landlord on the Respondent Tenant on 15 January 2024 in respect of the tenancy of the dwelling at Flat 3, 271 Clonliffe Road, Drumcondra, D03N8K3, is valid. The Tenant is overholding.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 60 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €3,452.35 to the Applicant Landlord, in 11 equal consecutive instalments at the rate of €300 per calendar month, on the 28th day of each month, followed by one further instalment of €152.35 in the immediately succeeding month commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €3,452.35, in respect of the tenancy of the dwelling at, Flat 3, 271 Clonliffe Road, Drumcondra, D03N8K3, made up to and including the date of the hearing (17 May 2024).
4. The Respondent Tenant shall also pay any further rent outstanding from 17 May 2024 being the date of the Tribunal hearing, at the rate of €632 per month or proportional part thereof at the rate of €20.79 per day unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 26 June 2024.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director