

## Residential Tenancies Board

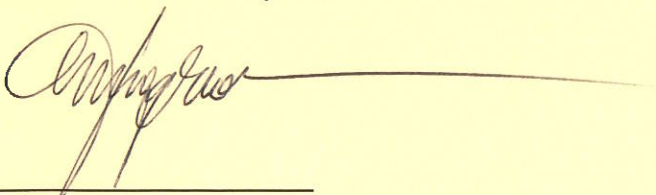
### Determination Order

**Ref: TR0223-005968/DR1022-80649**

In the matter of Noreen Murphy [Appellant Landlord] and Bo Hammer [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 Appellant Landlord on the Respondent Tenant on 13th September 2022 in respect of the tenancy of the dwelling at 23 Kings Inns Court, Phibsborough, Dublin 7, D07 RW13, is valid.
2. The Respondent Tenant, and any other person or persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 42 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €13,198.13 to the Appellant Landlord by way of 6 consecutive monthly instalments, at the rate of €2,100 per month, on or before the 28th day of each month, followed by one final payment of €598.13, commencing in the month immediately following the month of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €13,198.13 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Appellant Landlord, on each due date, until such time as the total sum of €13,198.13 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments in respect of rent arrears 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 Appellant Landlord.
6. The Respondent Tenant shall also pay any further rent owing from 29th May 2023, to the Appellant Landlord, at the rate of €830.00 per month or proportionate part thereof at the rate of €27.29 per day, 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 any other current occupant/s.
7. On gaining vacant possession of the dwelling, the Appellant Landlord shall repay to the Respondent Tenant the security deposit paid by him at the commencement of the tenancy, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 13 September 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director