

## Residential Tenancies Board

### Determination Order

Ref: TR0223-006015/DR1022-80783

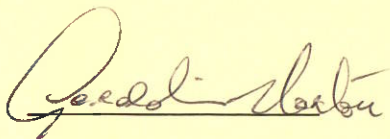
In the matter of Xerico Ltd. (Applicant Landlord) and Margaret Penrose (Respondent Tenant) the Tribunal in accordance with Section 108(1) of the Residential Tenancies Act 2004 determine that: the

1. The Notice of Termination with a date of service of the 10th May 2022, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of a dwelling at 258 Howth Road, Dublin 5, D05V4H9, Ireland is valid.

The Respondent Tenant and all occupants shall vacate the dwelling within 56 days of the issue of this determination order

2. The Notice of Rent Review dated 24 May 2021 served on the Respondent Tenant in respect of the tenancy of a dwelling at 258 Howth Road, Dublin 5, D05V4H9, Ireland is valid.
3. The Respondent Tenant shall pay the total sum of € 7,056 to the Applicant Landlord, by way of 12 consecutive instalments at the rate of €588 per calendar month, on or before the 1st day of each month, commencing the next month after the issue of the Determination Order. This sum represents rent arrears of €7056, in respect of the tenancy of the dwelling at 258 Howth Road, Dublin 5, D05V4H9, Ireland
4. The Respondent Tenant shall also pay any further rent outstanding at the rate of €2136 per month or proportionate part thereof at the rate of €70.22 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 Respondent Tenant and any other persons residing therein.
5. The enforcement of the Determination Order for such payment of €7056 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 €7056 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 Landlord.

This Order was made by the Residential Tenancies Board on the 2 August 2023.



Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director