

Residential Tenancies Board

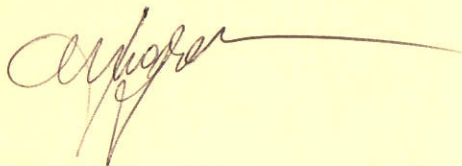
Determination Order

Ref: TR0224-007242/DR1223-91308

In the matter of Sandra Ifaluyi Adesina [Applicant Tenant] and Robbie Collins [Respondent Landlord] 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 Respondent Landlord on the Applicant Tenant dated 29th December 2023 in respect of the tenancy of the dwelling at 50 Moylaragh Crescent, Balbriggan, Co. Dublin, K32 YH02, Ireland is valid.
2. The Applicant Tenant and all persons residing in the dwelling shall vacate and give up possession of the dwelling within 56 days of the date of issue of this Determination Order.
3. The Applicant Tenant shall pay the sum of €4,190 to the Respondent Landlord in 10 equal instalments of €419 per calendar month commencing on the 1st day of the month following the date of issue of this Determination Order. This sum represents rent arrears of €5,340, less €500 in damages payable by the Landlord owing to breach of Landlord obligations relating to the standard and maintenance of the dwelling, less the cost of the carpet owing to the Tenant in the sum of €650.
4. The Applicant Tenant shall also pay any further rent outstanding from the 26 June 2024, at the rate of €1,650 per month or proportionate part thereof at the rate of €52.25 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 she vacates the above dwelling.
5. The enforcement of this Determination Order for such payment of €4,190 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Applicant Tenant to the Respondent Landlord on each due date until such time as the total sum of €4,190 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 Respondent Landlord.
7. The Respondent Landlord shall refund the entire of the security deposit of €1,650.00 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 24 July 2024.



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