

Residential Tenancies Board

Determination Order

Ref: TR0322-005349/DR1021-73601

In the matter of Christina Filoras-Ola-Lawal [Appellant Tenant] and Viktoryia Bohush and Maksim Pekurn [Respondent Landlords], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination dated 26 November 2021 served by the Respondent Landlords on the Appellant Tenant in respect of the tenancy of the dwelling at 122 Steeplechase Green, Ratoath, Co. Meath, A85Y827 is valid.
 2. The Appellant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
 3. The Appellant Tenant shall also pay any further rent outstanding from 15 June 2022, being the day after the Tribunal hearing, at the rate of €1,850 per month or €60.82 per day where appropriate, unless lawfully varied, and any other changes as provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and any other persons residing therein, in accordance with paragraph 2 of this determination.
 4. The Appellant Tenant shall also pay the total sum of €13,119.28 to the Respondent Landlords, being the total sum due for rent arrears as of the date of the Tribunal hearing, by way of 12 consecutive monthly instalments at the rate of €1,093.27 per month, to be paid on or before the 28th day of each month, the first payment to be made in the month immediately following the month of issue of this Determination Order.
 5. The enforcement of this Determination Order insofar as it relates to payment of the sums above will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Appellant Tenant to the Respondent Landlords, on or before each due date, until such time as the total sum of €13,119.28 has been paid in full.
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