

Residential Tenancies Board

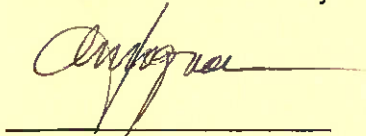
Determination Order

Ref: TR0323-006045/DR1222-81805

In the matter of The Vestry Limited Partnership DAC [Appellant Landlord] and Samantha Leeson [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 on the 3rd November 2022 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 23 Churchfield, Clane, Co. Kildare, W91 AV82 is valid.
2. The Respondent Tenant and all 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 Order.
3. The Respondent Tenant shall pay the total sum of €4,282.88 to the Applicant Landlord, in 10 equal consecutive installments €400 per calendar month, followed by one further installment of €282.88, on the 1st day of each month, commencing the next month after the issue of this Order. This sum represents rent arrears of €4,282.88.
4. The Respondent Tenant shall also pay any further rent outstanding from 14 June 2023 being the date of the hearing, at the rate of €1,445 per month or proportional part thereof at the rate of €47.50 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 give up possession of the above dwelling.
5. The enforcement of this Order for such payment of €4,282.88 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €4,282.88 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.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,260 to the Respondent Tenant, upon the Respondent Tenant and all persons residing in the dwelling 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 the 13 September 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director