

Residential Tenancies Board

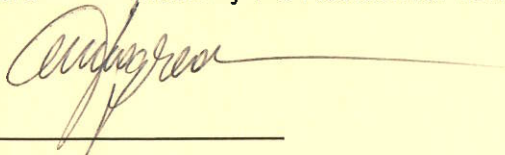
Determination Order

Ref: TR0323-006119/DR1222-81867

In the matter of Xerico Limited [Applicant Landlord] and Sunny Obunor [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 16 December 2022 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the Dwelling at 171 Pace View, Dublin 15, D15Y205, 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 90 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €759 to the Applicant Landlord, being rent arrears in respect of the tenancy of the above dwelling, to be paid by 2 consecutive payments of €379.50 on the 28th day of each month, commencing the 28th day of the month immediately following the date of issue of this Determination Order and subject to the default of payment provisions set out below.
4. The enforcement of this Determination Order for such payment of €759 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 the due date.
5. For the avoidance of doubt, any default on the part of the Respondent Tenant 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 payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding at the rate of €1,733 per month or proportional part thereof at the rate €56.97 per day ($€1,733 \times 12/365 = 56.97$), 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 gives up possession of the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,300 to the Respondent Tenant, upon the Respondent vacating and giving up vacant 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 22 November 2023.



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