

Residential Tenancies Board

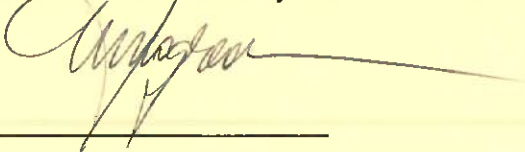
Determination Order

Ref: TR0323-006120/DR0922-79847

In the matter of Respond [Appellant Landlord] and Judith Castro [Respondent Tenant] the Residential Tenancies Board in accordance with Section 121 of the Residential Tenancies Act 2004 determines that:

1. The Notice of Termination with a date of service of 4 August 2022, served by the Appellant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 22 Creston Avenue, Saint Margaret's Road, Finglas, Dublin 11, D11HE63, is valid
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €3655 to the Appellant Landlord, by way of 18 consecutive instalments at the rate of €203.55 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €3655, in respect of the tenancy of the dwelling at 22 Creston Avenue, Saint Margaret's Road, Finglas, Dublin 11, D11HE63.
4. The Respondent Tenant shall also pay any further rent outstanding at the rate of €102 per week or proportionate part thereof at the rate of €14.57 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each 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 this Determination Order for such payment of €3655 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 Appellant Landlord, on each due date, until such time as the total sum of €3655 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 Appellant Landlord.

This Order was made by the Residential Tenancies Board 22 November 2023.



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