

Residential Tenancies Board

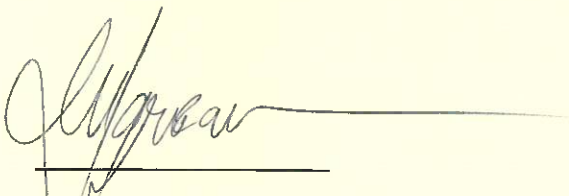
Determination Order

Ref: TR0422-005437/DR0122-74780

In the matter of Chloe Brereton and Peter Downey [Appellant Tenants] and Jersia Limited [Respondent Landlord], 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 8th of December 2021, served by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at Apartment 12, Harbour House, 11/12 Bond Street, Dublin 8, D08TD71, is valid.
2. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €3,200 to the Respondent Landlord, by way of 12 consecutive monthly instalments at the rate of €266.66 per month, due on the 1st day of each month, commencing the next month after the issue of this Determination Order, for causing damage to the dwelling in excess of normal wear and tear.
4. The enforcement of this Determination Order for such payment of €3,200 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Appellant Tenants to the Respondent Landlord, on each due date, until such time as the total sum of €3,200 has been paid in full.
5. 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.
6. The Appellant Tenants shall pay any rent outstanding from 5th of September 2022, (in addition to any rents outstanding prior to the date of the Tribunal) at the rate of €1,996 per month and/or €65.62 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as they vacate the above dwelling.
7. The Respondent Landlord shall refund the entire of the security deposit of €1,900.00 to the Appellant Tenants, on gaining vacant possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 26 October 2022.



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