

Residential Tenancies Board

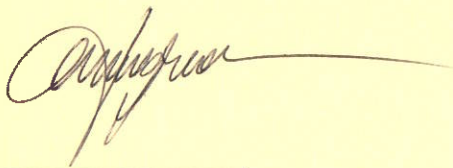
Determination Order

Ref: TR0423-006154/DR1022-80997

In the matter of John Meares [Applicant Landlord] and Joan King, Adele King [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 22nd November 2022 served by the Applicant Landlord on the Respondent Tenants in respect of the dwelling at Flat 5, 5 Raglan Road, Ballsbridge, Dublin 4, D04P5P8, Ireland is valid.
2. The Respondent tenants and all other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within a period of 28 days of the date of issue of this Order.
3. Arrears are in the amount of €29,159 as of 31st July 2023.
4. The Respondent Tenant shall pay the total sum of €27,384 to the Applicant Landlord, in 12 equal monthly instalments of €2,282 per month, on the 28th day of each month, commencing on the date that is within 28 days of the date of issue of this Order, being the sum of arrears of rent of €27,384 as of 31st July 2023 in respect of the tenancy of the dwelling at Flat 5, 5 Raglan Road, Ballsbridge, Dublin 4, D04P5P8, Ireland.
5. The enforcement of this Order for such payment will be deferred and the sum owing reduced by the number of monthly instalments of €2,282 made to the Applicant Landlord on each due date until such time as the sum of €27,384 has been paid in full.
6. For the avoidance of doubt any default in the payment of the monthly instalments of €2,282 shall act to cancel any further deferral and the balance due at the date of default of the monthly payments shall immediately become due and owing to the Applicant Tenant.
7. The Respondent Tenants shall also continue to pay any further rent due at the rate of €1,141 per month, or proportionate part thereof, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement.
8. The deposit of €60 held by the Applicant Landlord at the commencement of the Tenancy shall be refunded in its entirety to the Respondent Tenant on gaining vacant possession of the dwelling, less any amounts properly withheld in accordance with the provision 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