

Residential Tenancies Board

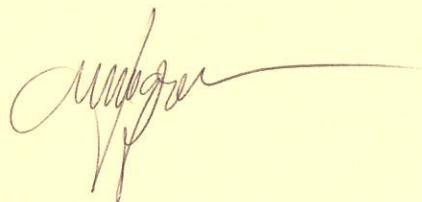
Determination Order

Ref: TR0424-007400/DR1023-90356

In the matter of Marian Cristian Dobrescu, Radita Dobrescu, Alex Leomara, Lucian Morus [Appellant Tenants] and Angela Barry [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 the 28th July 2023 served by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of a dwelling at 5 Woodlawn View, Santry, Dublin 9, Ireland is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of the Determination Order.
3. The Respondent Tenants shall pay the total sum of €29000.00 to the Respondent Landlords, by way of 6 consecutive instalments at the rate of €4833.00 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of the Determination Order. This sum represents rent arrears of €29000.00 in respect of the tenancy of the dwelling at 5 Woodlawn View, Santry, Dublin 9, Ireland .
4. The Appellant Tenants shall also pay any further rent outstanding at the rate of €2,500 per month or proportionate part thereof at the rate of €82.19 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Appellant Tenants and any other persons residing therein.
5. The enforcement of the Determination Order for such payment of €29000 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenants to the Respondent Landlords, on each due date, until such time as the total sum of €29000 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 Respondent Landlords.

This Order was made by the Residential Tenancies Board on 3 July 2024.

A handwritten signature in dark ink, appearing to read 'Emilia Zagrean', with a long horizontal flourish extending to the right.

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