

Residential Tenancies Board

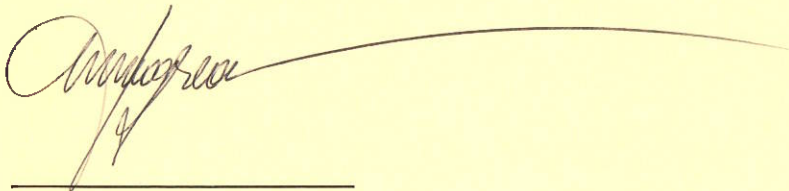
Determination Order

Ref: TR0523-006236/DR1022-80522

In the matter of Zahid Bari [Appellant Landlord] and Sebastian Cielewicz [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 13 June 2022 by the Appellant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling Apartment 57, Waters Edge, Oldtown Demesne, Naas, Co. Kildare, W91YP90 ("the Dwelling") is valid.
2. The Respondent Tenant and any other persons residing in the Dwelling shall vacate and give up vacant 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 €6330.00 to the Appellant Landlord, by way of 15 consecutive instalments at the rate of €400.00 per calendar month, followed by one further instalment of €330.00 on or before the 28th day of the immediately succeeding month, commencing the next month after the date of issue of this Determination Order. This sum represents rent arrears of €6330.00 in respect of the tenancy of the dwelling at Apartment 57, Waters Edge, Oldtown Demesne, Naas, Co. Kildare, W91YP90.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Appellant Landlord from 14 August 2023, being the date of the Tribunal, at the rate of €1500.00 per month or proportionate part thereof at the rate of €49.31 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as the Dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €6330.00.00 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 €6,330.00 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 on 15 November 2023.



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