

Residential Tenancies Board

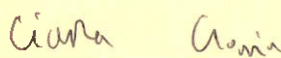
Determination Order

Ref: TR0523-006247/DR0223-83248

In the matter of Ronan Daly [Applicant Landlord] and Martin James [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €3,590 to the Respondent Landlord, being rent arrears resulting from breach of tenant obligations in failing to pay rent when it fell due for payment in respect of the tenancy of the dwelling at Flat 2, 588 North Circular Road, Dublin 1, D01H0K7, Ireland.
2. The said sum of €3,590 shall be paid by the Respondent Tenant to the Applicant Landlord by way of 13 consecutive monthly instalments at the rate of €250 per month, and one final instalment of €340 with the first monthly instalment due on the 25th day of the month following the issue of this Determination Order and the 25th day of each month thereafter until the sum of €3,590 has been paid in full.
3. The enforcement of this Order for such payment of €3,590 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Applicant Landlord on each due date, until such time as the total sum of €3,590 has been paid in full.
4. 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 Applicant Landlord.
5. The Respondent Tenant shall also pay the monthly rent due from the 22nd August 2023 at the rate of €1,250 per month or €41.10 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.
6. The notice of termination served by the Applicant Landlord on the Respondent Tenant on 12th January 2023 is valid.
7. The Respondent Tenant and all other occupants shall vacate and give up possession of the dwelling on or before the expiry of a period of 28 days from the date of issue of this Determination Order.
8. Upon vacation of the dwelling the Applicant Landlord shall repay the security deposit of €1,250 paid by the Respondent Tenant, less any amounts lawfully retained in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 6 December 2023.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director