

Residential Tenancies Board

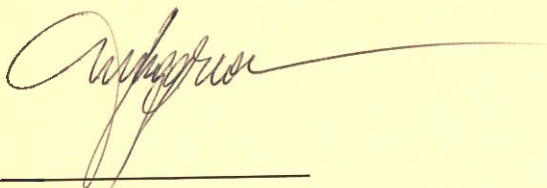
Determination Order

Ref: TR0623-006319/DR0922-80170

In the matter of Arunas Braukyla and Inesa Braukyle-Kuplastaite [Appellant Tenants] and Neeson Property 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 21 July 2022, served by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of the dwelling at 5 Oaklands Dale, Longford, N39H6R3 ("the Dwelling"), is valid.
2. The Appellant Tenants and any other persons residing in the Dwelling shall vacate and give up possession of the Dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €16,560.27 to the Respondent Landlord, by way of 12 consecutive instalments at the rate of €1,380.02 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €16,560.27 for the period from 01.03.2021 to 20.09.2023, in respect of the tenancy of the Dwelling
4. The Appellant Tenants shall continue to pay any further rent outstanding to the Respondent Landlord from 20 September 2023, being the date of the Tribunal Hearing, at the rate of €700.00 per month, or proportionate part thereof at the rate of €23.01 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month or part thereof, until such time as the Dwelling is vacated by the Appellant Tenants and any other persons residing therein
5. The enforcement of this Determination Order for such payment of €16,520.27 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Appellant Tenants to the Respondent Landlord, on each due date, until such time as the total sum of €16,520.27 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 Landlord.
7. The Respondent Landlord shall refund the security deposit of €500.00 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up possession of the Dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 20 March 2024.



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