

Residential Tenancies Board

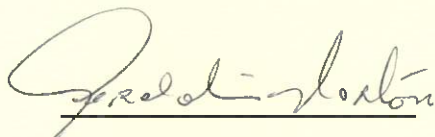
Determination Order

Ref: DR0320-61108

In the matter of Declan Taite & Anne O'Dwyer, (Acting in capacity as Joint Receivers over the certain assets of Dermot McSherry, Landlord), (Applicant Landlord) and Lisa Ennis (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 23 August 2018 by the Applicants on the Respondent Tenant in respect of the tenancy of the dwelling at 19 Brownsbarn Orchard, Citywest, Dublin 22 is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020 the Respondent Tenant and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947. The Respondent Tenant and any other persons residing in the dwelling shall vacate the dwelling within 30 days of the expiration of the emergency period or within 30 days of the date of issue of the Determination Order by the Board, whichever the later.
3. The Respondent Tenant shall pay the total sum of €21,600.00 to the Applicants, in 43 equal consecutive instalments at the rate of €500.00 per calendar month, on the 28th day of each month, followed by one further installment of €100.00 in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €21,600.00 in respect of the tenancy of the abiove dwelling.
4. The enforcement of this Order for such payment of €21,600.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicants on each due date until such time as the total sum of €21,600.00 has been paid in full.
5. 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 weekly payment shall immediately become due and owing to the Applicants.

This Order was made by the Residential Tenancies Board on 01 December 2021.

A handwritten signature in dark ink, appearing to read 'Geraldine Norton', is written over a horizontal line.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director