

Residential Tenancies Board

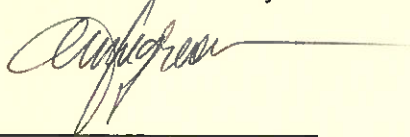
Determination Order

Ref: TR0923-006681/DR1222-81998

In the matter of Sivuyile Ngxiki [Appellant Tenant] and OCP Belgrave 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 service date of 1st December 2022, and served by the Respondent Landlord upon the Appellant Tenant in respect of the tenancy of the dwelling at Apartment 2, 19-20 Charleston Road, Ranelagh, Dublin 6, is valid.
2. The Appellant Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the total sum of €3,886.32 to the Respondent Landlord, by way of 12 consecutive instalments at the rate of €323.86 per calendar month, commencing the next month after the issue of this Determination Order. This sum represents the agreed rent arrears of €3,886.32, in respect of the tenancy of the Dwelling at Apartment 2, 19- 20 Charleston Road, Ranelagh Road, Dublin 6.
4. The Appellant Tenant shall continue to pay any further rent outstanding to the Respondent Landlord from 19 October, 2023 being the date of the Tribunal, at the rate of €1210.00 per month, or proportionate part thereof at the rate of €39.78 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 Appellant Tenant and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €3,886.32 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Appellant Tenant to the Respondent Landlord, on each due date, until such time as the total sum of €3,886.32 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.

This Order was made by the Residential Tenancies Board on 13 December 2023.



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