

Residential Tenancies Board


Determination Order

Ref: TR0923-006757/DR0723-87030

In the matter of Circle Voluntary Housing Association [Applicant Landlord] and Ross Rooney [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. Notice of Termination served on May 31st 2023 is valid in respect of the tenancy of the dwelling at 31 Peadar Kearney House, Railway Street, Dublin 1, DO1V2R7.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €6165.09 to the Applicant Landlord, by way of 104 weekly consecutive instalments at the rate of €59.28 per week, on the immediate succeeding week commencing the next week after the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the dwelling at 31 Peadar Kearney House, Railway Street, Dublin 1, DO1V2R7.
4. The Respondent Tenant shall also pay any further rent outstanding at the rate of €39.20 per week unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €6165.09 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in weekly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €6165.09 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the weekly 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 Applicant Landlord.

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