

Residential Tenancies Board

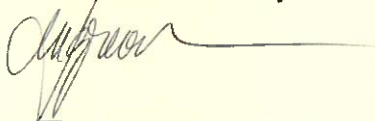
Determination Order

Ref: TR1022-005754/DR0522-77057

In the matter of Wolloton Limited [Appellant Landlord] and Narcis Lacatusu and Mirela Caldararu [Respondent Tenants], 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 22 March 2022, served by the Appellant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 9, 1 Jervis Street, Dublin 1, D01RR92, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €3,487.92 to the Appellant Landlord, being rent arrears up to 19 January 2023 in respect of the tenancy of the above dwelling, in 10 consecutive monthly payments of €348.79, on the 28th day of each month, commencing on the 28th day of the month immediately following the date of issue of this Determination Order.
4. The enforcement of this Determination Order for such payment of €3,487.92 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Appellant Landlord on each due date until such time as the total sum of €3,487.92 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 monthly payment shall immediately become due and owing to the Appellant Landlord.
6. The Respondent Tenants shall also pay any further rent outstanding from 19 January 2023, at the rate of €2,100 per month or proportionate part thereof at the rate of €69.04 per day, 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 Tenants and any other persons residing therein.
7. The Appellant Landlord shall refund the entire of the security deposit of €2,100 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 1 March 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director.