

Residential Tenancies Board

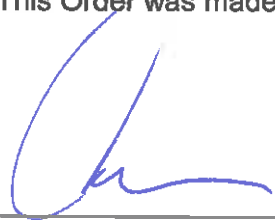
Determination Order

Ref: TR1118-003369/DR0918-48547

In the matter of Ioan Pintilescu, Stela Mantea [Appellant Tenants] and Ambael Ltd [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 15th August 2018 by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at Flat 2, 50 North Circular Road, Dublin 7, D07 T6X2 is valid.
2. The Appellant Tenants and all persons residing in the dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Appellant Tenants shall pay the total sum of €6,595.63 to the Respondent Landlord in six equal consecutive instalments at the rate of €1,000 per calendar month on the 1st day of each month followed by one further instalment of €595.63 in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €6,595.63 in respect of the tenancy of the above dwelling.
4. The Appellant Tenants shall also pay any further rent outstanding from the 23rd January 2019 being the date of the tribunal hearing at the rate of €190 per week or proportion or part thereof at the rate of €27.07 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 they vacate the above dwelling.
5. The enforcement of this Order for such payment of €6,595.63 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenants to the Respondent Landlord on each due date until such time as the total sum of €6,595.63 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 entire of the security deposit of €800 to the Appellant Tenants upon the Appellant 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 7 March 2019.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director