

Residential Tenancies Board

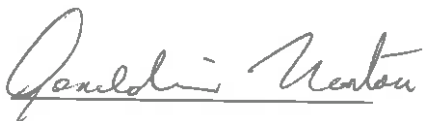
Determination Order

Ref: TR1119-004075/DR0719-55945

In the matter of Tiina Kahu [Appellant Tenant] and Martha Development Ltd [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Appellant Tenant occupies the dwelling at Apartment 38, Setanta Oriel, Dublin Road, Dundalk, Co. Louth pursuant to a tenancy and this tenancy falls within the ambit of the Residential Tenancies Act.
2. The purported demand of the 26th August 2019 that the Appellant Tenant vacate the dwelling is not a valid Notice of Termination of tenancy.
3. The notice served on the 3rd July 2019 seeking to increase the rent is not valid.
4. The Appellant Tenant shall pay the future rent outstanding from 19th December 2019, at the rate of €325 per month and any other charges as set out in the terms of the tenancy agreement, unless varied in conformity with the Residential Tenancies Act.
5. The Appellant Tenant shall pay the total sum of €1,780 to the Respondent Landlord, in 10 equal consecutive instalments at the rate of €178 per calendar month on the 28th day of each month, commencing the next month after the issue of this Order. This sum represents rent arrears of €1,780.
6. The enforcement of this Order for such payment of €1,780 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenant to the Respondent Landlord on each due date until such time as the total sum of €1,780 has been paid in full.
7. 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 06 February 2020.

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

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director