

## Residential Tenancies Board

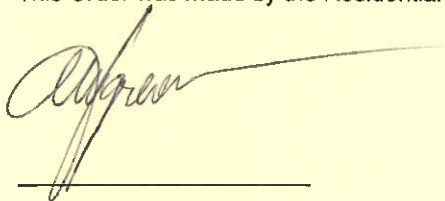
### Determination Order

**Ref: TR1122-005816/DR0822-79208**

In the matter of Arthur Kojo Bradford [Appellant Tenant] and OCP Belgrave II Limited Partnership, acting through its general partners OCP Belgrave General Partners 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 date of service of 15th July 2022, served by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at Flat 3, 2 Charleville Road, Rathmines, Dublin 6, is valid.
2. The Appellant Tenant is overholding at the dwelling Flat 3, 2 Charleville Road, Rathmines, Dublin 6 since 16th August 2022.
3. The Appellant Tenant 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.
4. The Appellant Tenant shall pay the total sum of €2,773.89 to the Respondent Landlord, in 10 consecutive monthly payments of €277.39 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, being rent arrears of €2,773.89.
5. The enforcement of this Order for such payment of €2,773.89 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 €2,773.89 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 Appellant Tenant shall also pay any further rent outstanding from 3rd February 2023, being the date of the virtual hearing, to the Respondent Landlord, at the rate of €1,250.00 per month or proportionate part thereof at the rate of €41.10 per day, unless lawfully varied, plus any other charges provided under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and by all other current occupants.
8. The Respondent Landlord shall refund the entire of the security deposit of €1,250.00 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act and arising from this Determination Order.

This Order was made by the Residential Tenancies Board on 8 March 2023.



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