

Residential Tenancies Board

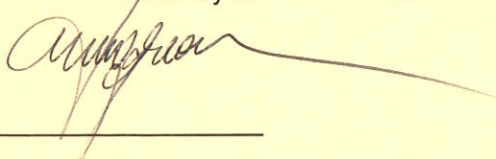
Determination Order

Ref: TR1123-006953/DR0623-86471

In the matter of Sanel Kausmovic and Clare Jay [Appellant Tenants] and Targon Property 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 service date of 13th April 2023 and a vacate date of 11 May 2023, and served by the Respondent Landlord upon the Appellant Tenants in respect of the tenancy of the dwelling at Flat 3, 14 Charleston Road, Ranelagh, Dublin 6 is valid.
2. The Appellant Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €24,023.56 to the Respondent Landlord, in 24 equal consecutive monthly instalments at the rate of €1,000 per month, followed by one further instalment of €23.56 in the immediately succeeding monthly, commencing on the 28th day of the the month after the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €24,023.56 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 €24,023.56 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 Respondent Landlord.
6. The Appellant Tenants shall continue to pay rent as it falls due, from 09 February 2024, in the sum of €1,700 per month, or proportionate part thereof, unless lawfully altered, until such time as the above dwelling is vacated by the Appellant Tenants and any other persons residing therein.
7. The Respondent Landlords shall refund the entire of the security deposit of €700 to the Appellant Tenants, upon the Appellant Tenants vacating the above dwelling, less any amounts properly withheld in accordance with the Act.

This Order was made by the Residential Tenancies Board on 13 March 2024.



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