

Residential Tenancies Board

Determination Order

Ref:TR1223-007036/DR0923-88693

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Tamas Czeto and Abel Rusty Walker [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the landlord on 23 January 2023 in respect of the tenancy of the dwelling at Unit 179, GRANDE CENTRAL, Rockbrook, Sandyford, Dublin 18 is deemed to have been withdrawn.
2. The Notice of Termination served by the landlord on 12 October, 2023 in respect of the tenancy of the above dwelling is valid.
3. The Respondent Tenants and all other occupiers of the 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 Applicant Landlord shall repay the deposit paid by the Respondent Tenants less any amount lawfully retained in accordance with the provisions of the Act.
5. The Respondent Tenant, Tamas Czeto, shall pay the sum of €10,184 to the Applicant Landlord, by way of 10 consecutive instalments at the rate of €1,000 per calendar month, plus a final instalment of €184, on or before the 28th day of each month, commencing the next month after the date of issue of this Determination Order, in respect of the tenancy of the above dwelling.

The said sum represents rent arrears of €10,184 accumulated by Tamas Czeto over the period 1 November 2022 to 30 June 2023 in respect of the tenancy.

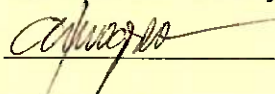
7. The Respondent Tenants, Tamas Czeto and Abel Rusty Walker shall pay the total sum of €11,024.10 to the Applicant Landlord, by way of 11 consecutive instalments at the rate of €1,000 per calendar month, plus one final instalment of €24.10, on or before the 28th day of each month, commencing the next month after the date of issue of this Determination Order, in respect of the tenancy of the above dwelling.

8. The said sum represents rent arrears of €11,024.10 jointly accumulated by Tamas Czeto and Abel Rusty Walker over the period 1 July 2023 to the date of the Tribunal hearing, 23 April, 2024.

9. The enforcement of this Determination Order for such payment of the respective sums above of €10,184 and €11,024.10 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €11,024 has been paid in full.

10. For the avoidance of doubt, any default in the payment of any of the monthly instalments in either case above shall act to cancel any further deferral in that case and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Residential Tenancies Board on 22 May 2024.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director