

Residential Tenancies Board

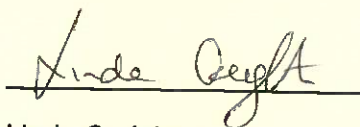
Determination Order

Ref: TR0122-005246/DR0621-70683

In the matter of Edlira Vodo [Appellant Tenant] and Monopod Limited (formerly Keane Thompson Property Investments 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 served on the Appellant Tenant by the Respondent Landlord on 6 February, 2020 in respect of the tenancy of the dwelling at 13 Georges Wharf, Royal Canal Bank, Phibsborough, Dublin 7 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the dwelling within 56 days of the issue of this Determination Order.
3. The Rent Review Notice dated the 9 February, 2020 is valid. The rent for the dwelling is €1,303.33.
4. The Appellant Tenant shall pay the total sum of €5,763.27 to the Respondent Landlord, by way of 18 consecutive instalments at the rate of €320.18 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €5,763.27 in respect of the tenancy of the dwelling at 13 Georges Wharf, Royal Canal Bank, Phibsborough, Dublin 7.
5. The enforcement of this Determination Order for such payment of €5,763.27 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Appellant Tenant to the Respondent Landlord, on each due date, until such time as the total sum of €5,763.27 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 the date of the Tribunal at the rate of €1303.33 per month (unless lawfully varied), until she vacates the dwelling.

This Order was made by the Residential Tenancies Board on 11th May 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director