

Residential Tenancies Board

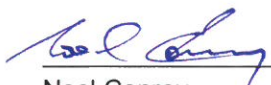
Determination Order

Ref: DR0616-26871

In the matter of John Keane [Applicant Landlord] and Stefano Favia [Respondent Tenant] 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 3rd May 2016, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at Elvena, Newtown Road, Wexford, is invalid.
2. The Respondent Tenant shall pay the total sum of €2,078.22 to the Applicant Landlord, in 6 consecutive monthly payments of €300 on the 28th day of each month, followed by one payment of €278.22 in the immediately succeeding month, commencing the next month after the issue of this Order, being rent arrears in respect of the tenancy of the dwelling at the above address.
3. The enforcement of this Order for such payment of €2,078.22 shall be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments of €300.00 made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €2,078.22 has been paid in full.
4. For the avoidance of doubt, any default in the payment 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 Applicant Landlord.
5. The Respondent Tenant shall also pay any rent outstanding from the 24th June 2016, at the rate of €650.00 per month, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 05 August 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board