

Residential Tenancies Board

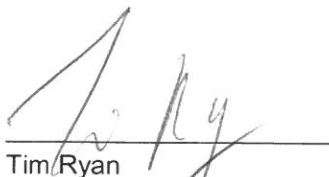
Determination Order

Ref: DR0216-24215

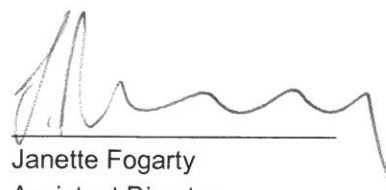
In the matter of Denise Fitzpatrick, Edward Smyth [Applicant Landlords] and Shauna Domican [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 30th October 2015, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at No.1 The Villas, St. Josephs Avenue, Newbridge, Co. Kildare, is invalid.
2. The Respondent Tenant shall pay the total sum of €3363.24 to the Applicant Landlord, in 6 equal installments at the rate of €500 per calendar month, on the 28th day of each month, followed by one further instalment of €363.24 in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €3363.24, in respect of the tenancy of the above dwelling.
3. The enforcement of the Order for such payment will be deferred and the total sum owing will be reduced by the number of monthly instalments of €500 made to the Applicant Landlord on each due date until the sum of €3,363.24 has been paid in full.
4. For the avoidance of doubt any default in the payment of the monthly instalments of €500 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.
5. The Respondent Tenant shall also pay any further rent outstanding from 11th March 2016, at the rate of €700 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 she vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 06 May 2016.



Tim Ryan
Board Member
Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director
Duly authorised to sign on behalf of the Board