

Private Residential Tenancies Board

Determination Order

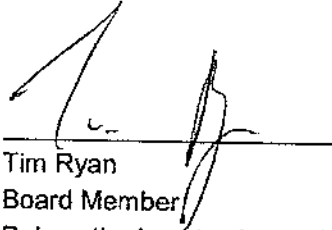
Ref: DR1215-22899

In the matter of Brian Keenan [Applicant Landlord] and Adam Grygiel [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 28th October 2015 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 1, Hyde House, Co. Roscommon, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €270.18 to the Applicant Landlords, in 8 consecutive weekly payments of €30, followed by one payment of €30.18 on the immediately succeeding Wednesday, commencing the next Wednesday after the issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of the Order for such payment shall be deferred and the total sum owing reduced by the cumulative sum paid in the weekly instalments of €30.00 made by the Respondent Tenant to the Applicant Landlords on each due date until the sum of €270.18 has been paid in full;
5. For the avoidance of doubt any default in the payment of the weekly instalments of €30.00 shall act to cancel any further deferral and the balance due at the date of default of any such weekly payment shall immediately become due and owing to the Applicant Landlords.

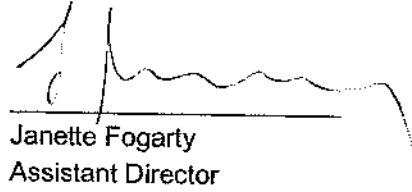
6. The Respondent Tenant shall pay any rent outstanding from the 12th January 2016, at the rate of €70.00 per week and/or €9.97 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week/day or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Private Residential Tenancies Board on 23 February 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