

## Residential Tenancies Board

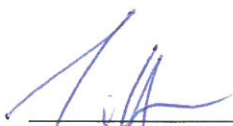
### Determination Order

**Ref: DR0216-24447**

In the matter of Josephine Foster [Applicant Landlord] and Jean Kelly [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 11th day of February 2016 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment Number 68, Cois Luachra, Dooradoyle, Limerick is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €2175.88 to the Applicant Landlord, in 4 consecutive monthly payments of €435, on the 3rd of each month followed by one payment of €435.88 on the 3rd day of the immediately succeeding month, commencing on the 3rd day of the month immediately following the date of issue of the Order, being rent arrears of €2175.88 in respect of the tenancy of the dwelling at Apartment Number 68, Cois Luachra, Dooradoyle, Limerick.
4. The Respondent Tenant shall also pay any further rent outstanding from the 21st day of March 2016, at the rate of €1100 per month or proportional part thereof at the rate of €36.16 per day unless lawfully verified 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.
5. The enforcement of this Order for such payment of €2175.88 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €2175.88 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 weekly payment shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Residential Tenancies Board on 12 August 2016.



Tim Ryan  
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