

Residential Tenancies Board

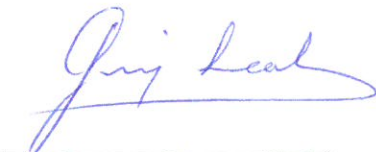
Determination Order

Ref: DR0516-26489

In the matter of Ciaran Meehan [Applicant Landlord] and Anne-Marie Treacy [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 by the Applicant Landlord on the 9th May 2016 on the Respondent Tenant in respect of the tenancy of the dwelling at 4 Newcourt Mews, Swords, County Dublin is invalid.
2. The Respondent Tenant shall pay the total sum of €3445.89 to the Applicant Landlord in 11 consecutive monthly payments of €300.00 on the 28th day of each month, followed by one payment of €145.89 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of the Order, being rent arrears of €3445.89 in respect of the tenancy of the dwelling at the above address.
3. The Respondent Tenant shall also pay any further rent outstanding from 7 July 2016 at the rate of €900.00 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 she vacates the above dwelling.
4. The enforcement of the Order for such payment of €3445.89 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until the sum of €3445.89 has been paid in full.
5. 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 shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Residential Tenancies Board on 23 August 2016.



Jimmy Leahy
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