

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0916-28885**

In the matter of Phillippa Evans Bevan [Applicant Landlord] and Colin O'Brien [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 on 30 June 2016 on the Respondent Tenant in respect of the tenancy of the dwelling at Lower Dromore, Dromhane, Mallow, County Cork 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 14 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €16,641.84 to the Applicant Landlord, in 16 equal consecutive installments at the rate of €1,000.00 per calendar month, on or before the 28th day of each month, followed by one further installment of €641.84 in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €16,641.84 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €16,641.84 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 sum of €16,641.84 has been paid in full.
5. The Respondent Tenant shall also pay any further rent outstanding from 25 November 2016 to the Applicant at the rate of €103.00 per week or proportionate part thereof at the rate of €14.71 per day, 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.

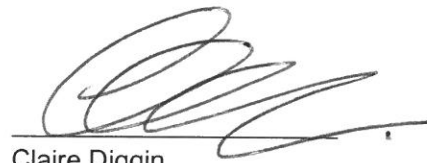
6. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Residential Tenancies Board on 06 January 2017.



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