

## Residential Tenancies Board

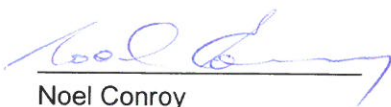
### Determination Order

**Ref: DR1116-30143**

In the matter of Kelvin Ledwith [Applicant Tenant] and Fiona Loughran [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

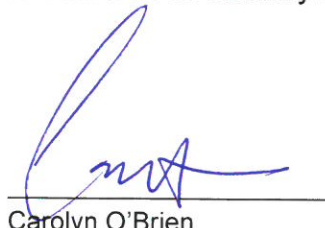
1. The letter/notice of termination dated 02 October 2016 served by the Respondent Landlord on the Applicant Tenant and requiring the Tenant to vacate the dwelling, in respect of the tenancy of the dwelling at 38 St Brigid's Villas, Navan, Co Meath, is invalid;
2. The Applicant Tenant shall pay the total sum of €2,365.15 to the Respondent Landlord by 3 consecutive payments of €700.00 on the 28th day of each month, followed by one payment of €265.15 on the 28th day of the immediately succeeding month, commencing the next month after the issue of the Order. This sum represents rent arrears of €2,865.15 in respect of the tenancy of the above dwelling less a sum of €500.00 for breach of landlord obligations;
3. The Applicant Tenant shall also pay any further rent outstanding from 28 November 2016 at the rate of €1,200.00 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 he vacates the above dwelling;
4. The enforcement of the Order for such payment of €2,365.15 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalment(s) made by the Applicant Tenant to the Respondent Landlord on the due date.

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



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien  
Higher Executive Officer

Duly authorised to sign on behalf of the Board