

Residential Tenancies Board

Determination Order

Ref: DR0118-40132

In the matter of Josephine Quinn [Applicant Landlord] and Raimantas Povillionis [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 10 December 2017, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 56 Melrose, Dromin Road, Nenagh, County Tipperary, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,458.14 to the Applicant Landlord in 9 consecutive monthly instalments at the rate of €350.00 per month, on the 28th day of each month, followed by one further instalment of €308.14 on the 28th day of the 10th month, commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €3018.66 (to cover the period up to and including 16 February 2018) and unpaid utility bills of €439.48 in respect of the tenancy of the said dwelling.
4. The enforcement of this Order for such payment of €3,458.14 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum 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 of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from 16 February 2018, the date of the hearing, to the Applicant Landlord, at the rate of €570.00 per month or proportionate part thereof at the rate of €18.74 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 and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 20 March 2018.



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