

Residential Tenancies Board

Determination Order

Ref: DR0218-41325

In the matter of Paul McCleary (Receiver over certain assets of Kieran McGuigan) [Applicant Landlord] and Davidas Rapscaukis [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 Receiver on 12 December 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 4 Stanley Terrace, Monaghan Town, 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 56 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €6,000.00 to the Applicant Receiver, within 56 days of the date of issue of this Order, being the sum of €4,800.00 in rent arrears, and the sum of €1,200.00 in damages for the Respondent Tenant's failure to pay rent as it fell due in accordance with s 16(a) in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 14 March 2018 to the Applicant Receiver at the rate of €600.00 per month or proportionate part thereof at the rate of €19.73 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.

This Order was made by the Residential Tenancies Board on 01 May 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