

Residential Tenancies Board

Determination Order

Ref: DR0418-42776

In the matter of Damien Ryan [Applicant Landlord(s)] and Declan Beatty [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 05 March 2018, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at Droughill, Portarlinton, Co. Laois, R32AP92 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,917.00 to the Applicant Landlord, in 9 equal consecutive instalments at the rate of €200.00 per calendar month on the 28th day of each month, followed by one further instalment of €117.00 in the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €1,917 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 total sum of €1,917 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 21st May 2018 at the rate of €173 per week or proportional part thereof at the rate of €24.71 per day 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.
7. The Applicant Landlord shall refund the entire of the security deposit of €750 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant

possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 03 July 2018.



Justin O'Brien

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