

Residential Tenancies Board

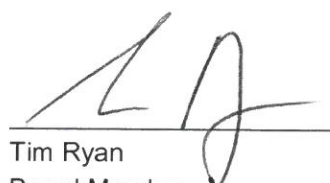
Determination Order

Ref: DR1117-38592

In the matter of Dromcollogher Community Housing Association Ltd [Applicant Landlord] and Louise Hartnett [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 18 September 2017 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 5 Dr. Newman Place, Dromcollogher, Co. Limerick is valid.
2. The Respondent Tenant and any other person residing in the above dwelling should vacate and give up possession of the above dwelling within fourteen days of the date of issue of this Order.
3. The Respondent Tenant shall pay any further rent at the current rate of €60.00 per weekly rental period or proportional part thereof at the rate of €8.57 per day and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as the dwelling is vacated.
4. The Respondent Tenant shall pay the total sum of €1,237.14 to the applicant landlord, in 12 equal instalments at the rate of €100.00 per week, on the Monday of each week which will then be followed by one further instalment of €37.14 in the immediately succeeding week commencing the next week after the issue of this Order. This sum represents rent arrears of €1,087.14 together with the sum of €150.00 awarded in respect of damages.
5. The enforcement of this Order for such payment will be deferred and the total sum owing will be reduced by the number of weekly instalments of €100.00 or €37.14 with respect to the thirteenth and final instalment made to the Applicant Landlord on each due date until the sum of €1,237.14 has been paid in full;
6. For the avoidance of doubt any default in the payment of the monthly instalments of €100.00 or €37.14 with respect to the thirteenth and final instalment shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.

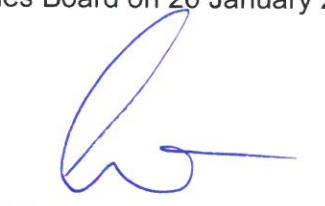
This Order was made by the Residential Tenancies Board on 26 January 2018.



Tim Ryan

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