

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1117-38978**

In the matter of Brian Reynolds [Applicant Landlord] and Mary O'Shaughnessy [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 26 October 2017 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 10 Parkview, Northbrook Avenue, Dublin 6, is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling in accordance with the Notice of Termination or within 28 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenant shall pay the total sum of €2,744.38 to the Applicant Landlord, in 9 consecutive monthly instalments at the rate of €300.00 per month, to be paid on or before the 28th day of each month, followed by one further instalment of €44.38, to be paid on or before the 28th day of the 10th month, payment commencing in the month immediately following the issue of this Order. This sum represents rent arrears of €2744.38, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €2,744.38 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 of €2,744.38 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 11 January 2018, the date of the hearing, to the Applicant Landlord, at the rate of €1,350.00 per month or proportionate part thereof at the rate of €44.38 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 she vacates the above dwelling.

7. The Applicant Landlord shall refund the entire of the security deposit of €1,250.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 13 February 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