

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0418-43181**

In the matter of Maire Nic Gheairilt [Applicant Landlord] and Matthew Bujnowski [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

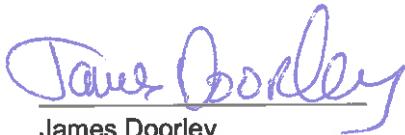
In the matter of Ms. Maire Nic Gheairilt (Applicant Landlord) and Mr. Matthew Bujnowski (Respondent Tenant) the Residential Tenancies Board, in accordance with Section 121 of the Residential Tenancies Act, 2004, as amended, determines that:

1. The Notice of Termination with a date of service of 5th March 2018 as served by/on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 101 Sraith Fhada, Doughiska, Galway, 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 €3,031.36 to the Applicant Landlord, by way of 5 consecutive monthly payments of €505.22, to be paid on or before the 28th day of each month, followed by one payment of €505.26, to be paid on or before the 28th day of the 6th month, payment commencing on the 28th day of the month immediately following the month of issue of this Order. This sum of €3,031.36 being rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €3,031.36 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 €3,031.36 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 the Applicant Landlord any further rent

outstanding from 22nd May 2018, being the date of the Adjudication hearing, at the rate of €600.00 per month or proportional 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.

7. The Applicant Landlord shall refund the entire of the security deposit of €600.00 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.

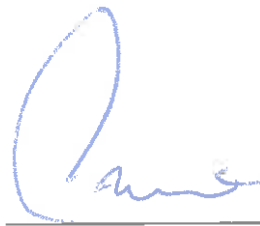
This Order was made by the Residential Tenancies Board on 17 July 2018.



James Doorley

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