

Residential Tenancies Board

Determination Order

Ref: DR0119-51343

In the matter of Shane Hayes [Applicant Landlord] and Kirsten Keogh, Jack Duggan [Respondent Tenants] 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 Landlord on 15 November 2018 on the Respondent Tenants, in respect of the tenancy of the dwelling at 13 The Orchard, Main Street, Hacketstown, Co. Carlow, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €2,887.76 to the Applicant Landlord in 2 equal consecutive instalments at the rate of €1,000.00 per calendar month, on the 28th day of each month, followed by one further instalment of €887.76 in the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears of €2,887.76 in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 11 February 2019, being the date of the Adjudication Hearing, at the rate of €1,000.00 per month, unless lawfully varied, or proportional part thereof at the rate of €32.88 per day and any other charges as set out in the terms of the tenancy agreement, until such time as they vacate and gives up possession of the above dwelling.
5. The enforcement of this Order for such payment of €2,887.76 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlord on each due date until such time as the total sum of €2,887.76 has been paid in full.
6. 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 instalment shall immediately become due and owing to the Applicant Landlord.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,000.00 to the Respondent Tenants, upon the Respondent Tenants 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 11 April 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director