

Residential Tenancies Board

Determination Order


Ref: DR0124-92120

In the matter of Liam Woulfe [Applicant Landlord] and Deividas Gineika [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

In the matter of Liam Woulfe [Applicant Landlord] and Deividas Gineika [Respondent Tenant], the Residential Tenancies Board, in accordance with Section 97 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination with a date of service of 24 October 2023, served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 34A Woodfield Drive, Newcastle West, Co. Limerick, V42K772 is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 28 days of the date of issue of the Determination Order.
3. The Respondent Tenants shall pay the total sum of €8,165.60 to the Applicant Landlord by way of 10 consecutive instalments at a rate of €816.56 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of the Determination Order. This sum represents rent arrears of €8,165.60, in respect of the tenancy of the dwelling at 34A Woodfield Drive, Newcastle West, Co. Limerick, V42K772.
4. The enforcement of the Determination Order for such payment of €8,165.60 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €8,165.60 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 Tenants shall continue to pay rent as it falls due from 12 March 2024 being the date of the Adjudication Hearing to the Applicant Landlord at the rate of €800.00 per month unless lawfully varied, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 24 April 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director