

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0218-40952**

In the matter of Steer Housing Association Limited [Applicant Landlord] and Darren Mongan, Mary Mongan [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 on 5 February 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 19 Fairfields View, Adamstown, Co. Wexford, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €2,619.55 to the Applicant Landlord, in 52 consecutive weekly instalments at the rate of €50.00 per week, on the Monday of each week, followed by one further instalment of €19.55 on the Monday of the 53rd week, payment commencing on the 1st Monday immediately following the date of issue of this Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €2,619.55 will be deferred and the total sum owing reduced by the cumulative sum paid in the weekly instalments by the Respondent Tenants to the Applicant Landlord, each Monday, until such time as the total sum has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the weekly instalments shall act to cancel any further deferral and the balance due at the date of default of any such weekly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenants shall also pay any further rent outstanding from 12 March 2018, the date of the hearing, to the Applicant Landlord, at the rate of €78.33 per week or proportionate part thereof at the rate of €11.19 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as they vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 18 April 2019.



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Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director