

Residential Tenancies Board

Determination Order

Ref: DR0220-60882

In the matter of Fiona Kerley [Applicant Landlord] and Olabisi Oludemi and Anthony Odeyemi [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 the 11th February 2020, served on behalf of the Applicant Landlord, on the Respondent Tenants, in respect of the tenancy of the dwelling at 46 Saint Macartans Villas, Carrickmacross, Co. Monaghan, A81DA34, is valid.
2. The Respondent Tenants and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid-19) Act 2020 or as extended by order under section 4 of the Emergency Act the Emergency Measures in the Public Interest (Covid-19) Act 2020.
3. The Respondent Tenants shall pay the total sum of €4,893.27 to the Applicant Landlord, in 19 consecutive monthly payments of €250 on the 28th day of each month, followed by one payment of €143.27 in the immediately succeeding month, commencing the next month after the issue of this Order, being rent arrears up to the 26th May 2020, the date of the paper based decision, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €4,393.27 shall 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 €4,393.27 has been paid in full.
5. For the avoidance of doubt, any default in the payment 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 pay any rent outstanding from the 26th May 2020, at the rate of €900 per month and/or €29.59 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 they vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 26 August 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director