

## Residential Tenancies Board

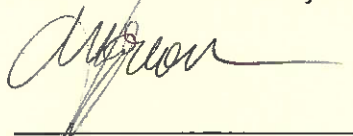
### Determination Order

Ref: DR0222-75331

In the matter of Anne Murphy [Applicant Landlord] and Angel Mandita (Otherwise known as Mandita Angel) [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date-of-service of 15th October 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 7B Rosebury Court, Knock, Co. Mayo, is valid.
2. The Respondent Tenant, and any other person/s 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 Determination Order.
3. The Respondent Tenant shall pay the total sum of €1,250.00 to the Applicant Landlord, by way of 10 consecutive monthly instalments at the rate of €125.00 per month, to be paid on or before the 1st day of each month, commencing in the month immediately following the month of issue of this Determination Order. This sum of €1,250.00 being rent arrears up to the hearing date of 27th April 2022 in respect of the aforementioned tenancy.
4. The enforcement of this Determination Order for such payment of €1,250.00 will be deferred and the total sum owing will be reduced by the cumulative sum paid in monthly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €1,250.00 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act 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 any further rent outstanding from the 27th of April 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €250.00 per month or proportional part thereof at the rate of €8.22 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by her and by any other current occupant/s.

This Order was made by the Residential Tenancies Board on 11 January 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director