

Residential Tenancies Board

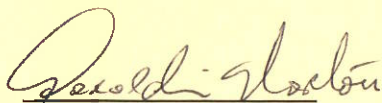
Determination Order

Ref: DR0223-82832, DR0223-83205

In the matter of Keith Brown [Applicant/Respondent Landlord] and Maria Petinal [Respondent/Applicant Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 5th January 2023, served by the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 10 Ascal Mara, Kilcrohane, Bantry, Co. Cork, P75W651, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,556.52 to the Applicant Landlord in 6 consecutive monthly payments of €500.00 on the 28th day of each month, followed by one payment of €556.52 in the immediately following month, commencing the next month after the issue of this Order, being rent arrears of €4,056.52 less €500.00 damages for breach of Landlord Obligations under s12 of the Act, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €3,556.52 shall be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €3,556.52 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 Tenant shall pay any rent outstanding from the 25th April 2023, at the rate of €1000.00 per month and/or €32.88 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as she vacates the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €500 to the Respondent Tenant, on gaining vacant 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 07 June 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director