

## Residential Tenancies Board

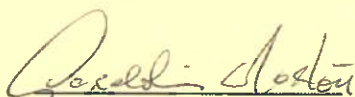
### Determination Order

**Ref: DR0224-92905**

In the matter of Catherine Brady [Applicant Landlord] and Deborah Unkel, Jude Harland [Respondent Tenants] 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 24 November 2023, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 18 Woodlands Hall, Ratoath, Co Meath, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of the Determination Order.
3. The Respondent Tenants shall pay the total sum of €11,654.40 to the Applicant Landlord by way of 11 consecutive instalments at the rate of €1,00.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €654.40 on or before the 28th day of the immediately succeeding month, commencing the next month after the issue of the Determination Order. This sum represents rent arrears of €11,654.40 on 6 March 2024, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 7 March 2024, at the rate of €2,050.00 per month, or proportionate part thereof at the rate of €67.40 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement 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.
5. The enforcement of the Determination Order for such payment of €11,654.40 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 €11,654.40 has been paid in full.
6. 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.
7. The Respondent Tenants are in breach of tenant obligations under the Residential Tenancies Act 2004, as amended, not to cause damage over and above normal wear and tear, in respect of the tenancy of the above dwelling.
8. The Applicant Landlord shall retain the entire of the security deposit of €2,000.00 as a contribution towards the consequences of a breach by the Tenants of their obligation not to cause damage over and above normal wear and tear, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 10 July 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director