

Residential Tenancies Board

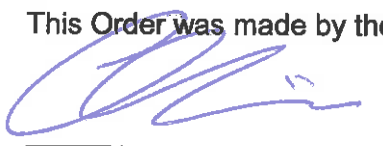
Determination Order

Ref: DR0319-52881

In the matter of Stephen Tennant and Nicholas O Dwyer (as Receivers over the certain assets of Thomas Raleigh, Landlord) [Applicant] and Ann Marie Orr [Respondent 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 8th June 2018, served by the Applicant Receivers, on the Respondent Tenant, in respect of the tenancy of the dwelling at 11 St. Etchens Court, Kinnegad, Co. Westmeath, N91H103, 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 Determination Order.
3. The Respondent Tenant shall pay the sum of €14,733.44, in 29 consecutive monthly payments of €500, on the 28th day of each month, followed by one payment of €233.44 in the immediately succeeding month, commencing the next month after the issue of this Order, being rent arrears up to the 12th June 2019, the date of the hearing, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment 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 Receivers on each due date until the sum of €14,733.44 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 Receivers.
6. The Respondent Tenant shall pay any rent outstanding from the 12th June 2019, at the rate of €1,100 per month and/or €36.16 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.

This Order was made by the Residential Tenancies Board on 01 August 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director