

## **Residential Tenancies Board**

### **Determination Order**

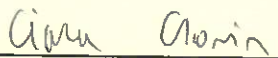
**Ref: DR0321-68566**

In the matter of Sean Webb, (Acting in capacity as Receiver over the certain assets of Denis Kelly and Marion Kelly, Landlords) [Applicant Receiver] and Joy Hughes [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 18 March 2021 served by the Applicant Receiver on the Respondent Tenant in respect of the tenancy of the dwelling at 25 Glenard Park, Letterkenny, Co. Donegal, 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €6751.92 to the Applicant Receiver, by way of 22 consecutive monthly instalments at the rate of €300.00 per month, to be paid on or before the 28th day of each month, followed by one further instalment of €151.92, to be paid on or before the 28th day of the 23rd month, commencing in the month immediately following the month of issue of this Order. This sum of €6751.92 being rent arrears in respect of the above tenancy.
4. The enforcement of this Order for such payment of €6751.92 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 Receiver, on each due date, until such time as the total sum of €6751.92 has been paid in full.
5. 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 Receiver.

6. The Respondent Tenant shall also pay any further rent outstanding from 8 June 2021, the date of the virtual hearing, to the Applicant Receiver, at the rate of €783.00 per month or proportionate part thereof at the rate of €25.74 per day, unless lawfully varied, together with 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 August 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director