

Residential Tenancies Board

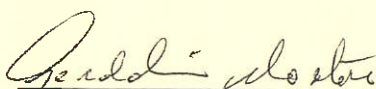
Determination Order

Ref: DR0323-83999

In the matter of Patrick Gavigan [Applicant Landlord] and Serena Hoare, Katelyn Hoare [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 service date of 13th February 2023, and served by the Applicant Landlord upon the Respondent Tenants in respect of the tenancy of the dwelling at 1 Main Street, Lanesborough, Co. Longford, is valid.
2. The Respondent Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €3,470.59 to the Applicant Landlord, in 69 equal consecutive weekly instalments at the rate of €50.00 per week, followed by one further instalment of €20.59 in the immediately succeeding week, commencing the next week after the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of the Order for such payment of €3,470.59 will be deferred, and the total sum owing reduced by the cumulative sum paid in the weekly instalments made by the Respondent Tenants to the Applicant Landlord on each due date, until such time as the total sum of €3,470.59 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the weekly 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 Tenants shall continue to pay rent as it falls due, from 9th October 2023, in the sum of €800.00 per month, or proportionate part thereof, unless lawfully altered, and any other charges as set out in 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.

This Order was made by the Residential Tenancies Board on 15 November 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director