

Residential Tenancies Board

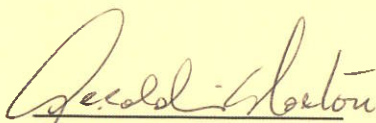
Determination Order

Ref: DR0324-94382

In the matter of Declan Taite (Acting in capacity as Receiver over the certain assets of Mark Dowdall and Philomena Dowdall) [Applicant Landlord] and Niamh Coyle [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant is in arrears of €7,000.00 in respect of the period from November 2023 to May 2024. The Respondent Tenant shall pay the sum of €7,000.00 to the Applicant Landlord in respect of the rent arrears concerning the tenancy of the dwelling situate at 6 The Park, Highlands, Drogheda, Co. Meath, A92 P2R1, within 28 days of the date of issue of the Determination Order.
2. The Notice of Termination with a date of service of 15th March 2024, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 6 The Park, Highlands, Drogheda, Co. Meath, A92 P2R1, is valid. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall continue to pay rent from 29th May 2024, being the date of the Adjudication Hearing, to the Applicant Landlord at the rate of €1,000.00 per month or proportionate part thereof at the rate of €33.00 per day (being €1,000 x 12 / 365) unless lawfully varied, 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 Tenant and any other persons residing therein.
4. The Notice of Termination with a date of service of 18th January 2024, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 6 The Park, Highlands, Drogheda, Co. Meath, A92 P2R1, is valid.

This Order was made by the Residential Tenancies Board on 14 August 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director