

Residential Tenancies Board

Determination Order

Ref: DR0422-76414, DR0322-76364

In the matter of Declan Carroll [Applicant/Respondent Landlord] and Dora Mira [Respondent/Applicant Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination dated 2nd March 2022 served by the Applicant/Respondent Landlord on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling located at 5 O'Rahilly Row, Fermoy, Co. Cork is valid.


2. The Respondent/Applicant 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 this Determination Order.

3. The Respondent/Applicant Tenant shall pay the total sum of €1921.58 to the Applicant/Respondent Landlord, being the total sum due for rent arrears, by way of 4 consecutive monthly instalments at the rate of €480.39 per month, to be paid on or before the 28th day of each month, commencing in the month immediately following the month of issue of this Determination Order.

4. The enforcement of this Determination Order for such payment of €1921.58 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent/Applicant Tenant to the Applicant/Respondent Landlord, on each due date, until such time as the total sum of €1921.58 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/Respondent Landlord.

This Order was made by the Residential Tenancies Board on 27 July 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director