

Residential Tenancies Board

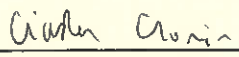
Determination Order

Ref: DR0422-76807

In the matter of Ervin O'Donnell [Applicant Landlord] and Maire Ni Dhomhnaill [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 service date of 23rd April 2021, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at 129 Creagan, Barna, Co. Galway, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €21,875.00 to the Applicant Landlord, in 31 equal consecutive monthly instalments at the rate of €700.00 per month, followed by one further instalment of €175.00 in the immediately succeeding month, commencing the next month after the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling up to and inclusive of 31st July 2022.
4. The enforcement of this Determination Order for such payment of €21,875.00 will 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 Landlord on each due date until such time as the total sum of €21,875.00 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 Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from 1st August 2022, at the rate of €2,200.00 per month, or proportionate part thereof unless lawfully varied, until such time as she vacates and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 17 August 2022.


Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director