

## **Residential Tenancies Board**

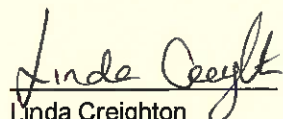
### **Determination Order**

**Ref: DR0422-76904**

In the matter of Gerard McConnell, Lorraine McConnell [Applicant Landlords] and Indre Gostautiene, Mindaugas Kirkilas [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 date-of-service of 5th March 2022, served on behalf of the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 58 Millbrook Apartments, Millbrook, Johnstown, Navan, Co. Meath, C15HN93, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €8,403.96 to the Applicant Landlords, by way of 16 consecutive monthly payments at the rate of €500.00 per month, to be paid on or before the 28th day of each month, followed by 1 further payment of €403.96, to be paid on or before the 28th day of the 17th month, commencing in the month immediately following the month of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €8,403.96 shall be deferred and the total sum owing shall be reduced by the cumulative sum paid in monthly instalments by the Respondent Tenants, to the Applicant Landlords, on each due date, until such time as the total sum of €8,403.96 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 Landlords.
6. The Respondent Tenants shall also pay any further rent outstanding from the 28th July 2022, being the date of the (virtual) hearing, to the Applicant Landlords, at the rate of €1,050.00 per month or proportionate part thereof at the rate of €34.52 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the above dwelling.
7. The Applicant Landlords shall refund the entire of the security deposit of €700.00 to the Respondent Tenants, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 24 August 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director