

Residential Tenancies Board

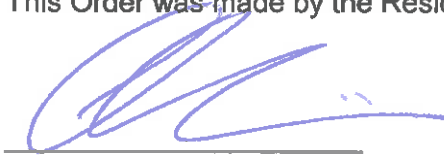
Determination Order

Ref: DR0518-43985

In the matter of Raymond Guilfoyle, Siobhan Giles [Applicant Landlords] and Martin O'Donovan, Olivia O'Donovan [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination served on the 18th day of April 2018 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 46 Cuir na hAbhainn, Lakeview, Claregalway, Co. Galway is valid
2. The Respondent Tenants and any other person residing in the above dwelling should vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay any further rent at the current rate of €650 per monthly rental period or proportional part thereof at the rate of €21.37 per day and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as the dwelling is vacated.
4. The Respondent Tenants shall pay the total sum of €1,606.80 to the Applicant Landlords, in 2 equal instalments at the rate of €600 per calendar month, on the 1st of each month, followed by one further instalment of €406.80 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears of €1,406.80 together with the sum of €200 awarded in respect of damages.
5. The enforcement of this Order for such payment of €1,606.80 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments of €600 or €406.80 with respect to the third and final instalment made by the Respondent Tenants to the Applicant Landlords on each due date until such time as the total sum of €1,606.80 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the monthly instalments €600 or €406.80 with respect to the third and final instalment 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.

This Order was made by the Residential Tenancies Board on 02 August 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director