

Residential Tenancies Board

Determination Order

Ref: DR0519-54298

In the matter of Raymond Murray [Applicant Landlord] and Andrew Twohig [Respondent Tenant] 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 9th May 2019, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 8, Knapp's Square Apartments, Mulgrave Road, Co. Cork, T23E7D6, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling on or before the 2nd September 2019 or within 14 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenant shall pay the total sum of €1,169.36 to the Applicant Landlord, by way of 5 consecutive monthly payments of €200, to be paid on or before the 28th day of each month, followed by a final payment of €169.36, to be paid on or before the 28th day of the 6th month, commencing in the month immediately following the month of issue of this Order. This sum of €1,169.36 being rent arrears up to the 6th August 2019, the date the adjudication hearing, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment shall be deferred and the total sum owing shall be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the entire sum of €1,169.36 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 the 6th August 2019, to the Applicant Landlord, at the rate of €960 per month or proportional part thereof at the rate of €31.56 per day, unless lawfully varied, and any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €900 to the Respondent Tenant, 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 23 September 2019.

A handwritten signature in dark ink, appearing to read 'Geraldine Norton', written over a horizontal line.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director