

Residential Tenancies Board

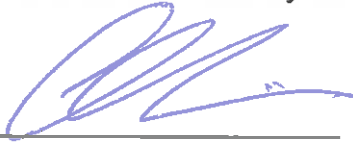
Determination Order

Ref: DR0519-54474

In the matter of Action Concept Limited [Applicant Landlord] and Maggie O' Keeffe [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 by the secretary of the Applicant Landlord on 2nd day of April 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at 23 Abbey Street, Clonmel, Co. Tipperary 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 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,994.50 to the Applicant Landlord, in five equal consecutive installments at the rate of €500 per calendar month, on the 4th day of each month, followed by one further installment of €494.50 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears of €2,794.50 together with the sum of €200 awarded in respect of damages as a result of the Tenants failure to comply with her legal obligations to discharge rent in accordance with Section 16 of the Act and to vacate the dwelling after the service of a valid Notice of Termination.
4. The enforcement of this Order for such payment of €2,994.50 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 €2,994.50 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 19th day of June 2019, being the date after the hearing date, at the rate of €800 per month or proportional part thereof at the rate of €26.30 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof after the 18th day of June 2019, until such time as the Respondent Tenant vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 01 August 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director