

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0521-69555**

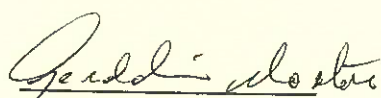
In the matter of Eamonn Griffith, Judy Griffith [Applicant Landlords] and Tommy Keville [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 13th September 2019, served by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 1, 20 Clarinda Park East, Dun Laoghaire, Co. Dublin A96R1W5, is valid.
2. The Respondent Tenant and any other persons 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 Tenant shall pay the total sum of €20,000 to the Applicant Landlords, by way of 10 consecutive instalments at the rate of €2,000 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 15th July 2021, being the date of the Adjudication Hearing, at the rate of €760 per month or proportionate part thereof at the rate of €24.99 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €20,000 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenant to the Applicant Landlords, on each due date, until such time as the total sum has been paid in full.
6. 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.

7. The Applicant Landlords shall refund the security deposit of €760 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 08 September 2021.

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

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director