

Residential Tenancies Board

Determination Order

Ref: DR0621-70749

In the matter of Robert Keogh [Applicant Landlord] and Clive Donegan [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 the 21 June 2021, served by registered post on the Respondent Tenant, in respect of the tenancy of the Dwelling at 10 Thorncourt, Drogheda Road, Ardee, Co. Louth, A92 X2KH is valid.
- (2) The Respondent Tenant is overholding the Dwelling.
- (3) The Respondent Tenant and all other persons residing in the above Dwelling shall vacate and give up possession of that Dwelling within 7 days of the date of issue of this Determination Order.
- (4) The Respondent Tenant shall pay the sum of €3000.00 to the Applicant Landlord by way of 12 equal consecutive monthly instalments at the rate of €250.00 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.
- (5) The enforcement of this Determination Order for a fixed payment of €3000.00 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 €3000.00 has been paid in full.
- (6) For the avoidance of any 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.
- (7) The Respondent Tenant shall pay any further rent outstanding from the 29 September 2021, being the date of the adjudication hearing, at the rate of €800.00 per month, or at the rate of €184.62 per week, or a proportion part thereof at the rate of €26.37 per day, unless lawfully varied, and any other charges as provided for under the terms of the Tenancy Agreement for each month/week or part thereof, until such time as the above Dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 17 November 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director