

## Residential Tenancies Board

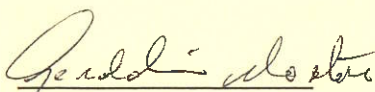
### Determination Order

Ref: DR0623-86422

In the matter of Paula Cobain, Gary Cobain [Applicant Landlords] and John Walsh, Justin Travers [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The two Notices of Termination with a date of service of the 5th June 2023, served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at Rockley, Kinsealy Road, Kinsealy Malahide, Co. Dublin are valid.
2. The Respondent Tenants 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 Tenants shall pay the total sum of €12,245.15 to the Applicant Landlords, by way of 48 consecutive instalments at the rate of €250.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €245.15 in the immediately succeeding month commencing the next month after the issue of the Determination Order. This sum represents rent arrears of €12,245.15, in respect of the tenancy of the dwelling at Rockley, Kinsealy Road, Kinsealy Malahide, Co. Dublin.
4. The Respondent Tenants shall also pay any further rent outstanding from the 18th December 2023, being the date of the Adjudication Hearing 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 Tenants.
5. The enforcement of the Determination Order for such payment of €12,245.15 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenants to the Applicant Landlords, on each due date, until such time as the total sum of €12,245.15 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.

This Order was made by the Residential Tenancies Board on 28 February 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director