

Residential Tenancies Board

Determination Order

Ref: DR0623-86444, DR0623-86834

In the matter of Bronagh McBriarty [Applicant/Respondent Landlord] and Gemma Bride [Respondent/Applicant 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 22nd May 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 59 Solomons Court, Letterkenny, Co. Donegal, F92 A9R2, 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 28 days of the date of issue of the Determination Order.

3. The Respondent Tenant shall pay the total sum of €3737.75 to the Applicant Landlord, by way of 7 consecutive instalments at the rate of €500.00 per calendar month, on or before the 28th day

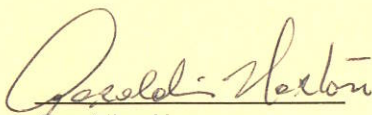
of each month, followed by one further instalment of €237.75 on or before the 28th day of the immediately succeeding month, commencing the next month after the issue of the Determination Order. This sum represents rent arrears of €3737.75, in respect of the tenancy of the dwelling at 59 Solomons Court, Letterkenny, Co. Donegal, F92 A9R2.

4. The enforcement of the Determination Order for such payment of €3737.75 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 Landlord, on each due date, until such time as the total sum of €3737.75 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.

This Order was made by the Residential Tenancies Board on 31 July 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director