

Residential Tenancies Board

Determination Order

Ref: DR0722-78281

In the matter of Brian Gibson [Applicant Landlord] and Larisa Michile, Nicolae Muntaen [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 25th May 2022 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling located at 17 Abhainn Glas, Edgeworthstown, Co. Longford is valid.
2. The Respondent Tenants 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 this Determination Order.
3. The Respondent Tenants shall pay the total sum of €6,388.76 to the Applicant Landlord, being the total sum due for rent arrears, by way of 7 consecutive monthly instalments at the rate of €912.68 per month commencing the next month after the issuance of this Determination Order.
4. The enforcement of this Determination Order for such payment of €6,388.76 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 Landlord, on each due date, until such time as the total sum of €6,388.76 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 25 January 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director