

Residential Tenancies Board

Determination Order

Ref: DR0722-78415

In the matter of Helena Gordon [Applicant Landlord] and Florinel Ion [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 25/11/2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 Liam Leech Terrace, Patrick Street, Drogheda, Co. Louth, is valid.
2. The Respondent Tenant, and all 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 Tenant shall pay the total sum of €2,261.74 to the Applicant Landlord, by way of 4 consecutive monthly instalments at the rate of €500.00 per month, to be paid on or before the 17th day of each month, followed by 1 further instalment of €261.74, to be paid on or before the 17th day of the 5th month, commencing in the month immediately following the month of issue of this Determination Order. This sum represents rent arrears of €1,311.74 and damages of €950.00 in respect of the breach of Section 16(f), Section 16(l), Section 16(h) and Section 16(n) of the Act and clause 3 of the tenancy agreement in respect of the tenancy of the dwelling.
4. The enforcement of this Determination Order for such payment of €2,261.74 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 €2,261.74 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.
6. The Respondent Tenant shall also pay any further rent outstanding from 8/12/22, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €1,350.00 per month or proportionate part thereof at the rate of €44.38 per day, unless lawfully varied, together with any other charges 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 all other persons residing therein.
7. The Applicant Landlord shall refund the security deposit of €1,350.00 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 01 February 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director