

Residential Tenancies Board

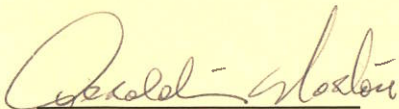
Determination Order

Ref: DR0723-87110

In the matter of Michael Heraghty [Applicant Landlord] and Aaliyah Mather [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of termination dated the 20th of April 2023 served on the Respondent Tenant in respect of the dwelling at 46 Boroimhe Birches, Swords, County Dublin is valid.
2. The Respondent Tenant and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 14 days of the date of the issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €6,606.00 to the Applicant Landlord, in 10 equal consecutive monthly installments at the rate of €660.60 per month on the 21st day of each month commencing the next month after the issue of the Determination Order. The sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €6,606.00 will be deferred and the total reduced by the cumulative sum paid in the monthly installments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €6,606.00 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly installments 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 the 6th day of December 2023 being the date of the adjudication hearing, at the rate of €1,999.00 per month or proportionate part thereof, at the rate of €65.72 per day unless lawfully varied and any other charges as 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 any other persons residing therein.

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