

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0819-56421**

In the matter of Stephen Tennant [Applicant] (In his capacity as receiver over the certain assets of Padraig Kenny, Landlord) and John Ward [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Representative of the Applicant Receiver on 14th day of June 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at 107 Country Meadows, Tuam, Co. Galway is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €3,548.22 to the Applicant Receiver, in 9 equal instalments at the rate of €350 per calendar month, on the 1st of each month, followed by one further instalment of €398.22 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears of €3,548.22.
4. The enforcement of this Order for such payment of €3,548.22 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments of €350 or €398.22 with respect to the tenth and final instalment made by the Respondent Tenant to the Applicant Receiver on each due date until such time as the total sum of €3,548.22 has been paid in full.
5. The Respondent Tenant shall also pay any further rent outstanding from the 18th day of October 2019, at the rate of €433.33 per month or proportional part thereof at the rate of €14.25 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 13 February 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director