

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0819-56748**

In the matter of Maureen Hynes (A Ward of Court acting through her Committee) [Applicant Landlord] and Paul Savage [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 on 18 April 2018, on behalf of the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Rallykaystown, Commons Road, Lusk, Co. Dublin, is valid.
2. The Respondent Tenant, and any other person/s 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 Order.
3. The Respondent Tenant shall pay the total sum of €20,000 to the Applicant Landlord, by way of 20 consecutive monthly installments at the rate of €1,000 per month, to be paid on or before the 28th day of each month, commencing in the month immediately following the month of issue of this Order. This sum of €20,000 being rent arrears in respect of the tenancy of the dwelling at the aforementioned address.
4. The enforcement of this Order for such payment of €20,000 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €20,000 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 22nd October 2019, being the date of the Adjudication hearing, at the rate of €800 per month or proportional part thereof at the rate of €26.30 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 dwelling is vacated by him and any other occupant/s.

This Order was made by the Residential Tenancies Board on 16 March 2020.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director