

Residential Tenancies Board

Determination Order

Ref: DR0822-78969

In the matter of Nicholas Cravan [Applicant Landlord] and Ian Devine [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 4 July 2022, served on the Respondent Tenant in respect of the tenancy of the dwelling at 20 Park Glen, Grangerath, Drogheda, Co. Meath, A92VK60, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €8,450.00 to the Applicant Landlord by way of 2 instalments in the amount of €2,850.00 on or before the 28th day of the month, beginning the next month after the issue of this Determination Order, followed by 1 further instalment of €2,750.00 on or before the 28th day of the immediately succeeding month. This sum represents rent arrears in the amount of €8,450.00 in respect of the tenancy of the dwelling at 20 Park Glen, Grangerath, Drogheda, Co. Meath, A92VK60.
4. The enforcement of this Determination Order for such payment of €8,450.00 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 €8,450.00 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 5 October 2022, being the date of the adjudication hearing, at the rate of €1,400.00 per month unless lawfully varied, 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 09 November 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director