

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0920-64581**

In the matter of Breda McGrath [Applicant Landlord] and Glen Brown [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 8 October 2019 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 Green View House, Circular Road, Ragoon, Co. Galway is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020 the Respondent and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947. The Respondent and any other persons residing in the dwelling shall vacate the dwelling within 10 days of the expiration of the emergency period
3. The Respondent Tenant shall pay the total sum of €1678.93 to the Applicant Landlord, by way of 10 consecutive instalments at the rate of €160.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €78.93 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears and refuse charges of €1678.93, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 3 November 2020, being the date of the Adjudication Hearing, at the rate of €890.00 per month or proportionate part thereof at the rate of €29.26 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.
5. The enforcement of this Determination Order for such payment of €1678.93 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 €1678.93 has been paid in full.
6. 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.

7. The Applicant Landlord shall refund the security deposit of €500.00 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 12 May 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director