

Residential Tenancies Board


Determination Order

Ref: DR0921-72691

In the matter of Hamada Abdoun [Applicant Landlord] and Siobhan Donohoe, Patrick Donohoe [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 23rd July 2021, and served by the Applicant Landlord upon the Respondent Tenants in respect of the tenancy of the dwelling at 60 Blackwood Avenue, The Gallops, Latt, Co. Cavan, H12XW57 is valid.
2. The Respondent Tenants, and all persons residing in the above dwelling shall vacate and give up possession of that dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €6,416.31 to the Applicant Landlord, in 6 equal consecutive monthly instalments at the rate of €1,000.00 per month, on the 28th day of each month, followed by 1 further instalment of €416.31 in the immediately succeeding month, commencing the next month after the date of issue of this Determination Order. This sum represents rent arrears of €5,416.31 in respect of the tenancy of the above dwelling, in addition to damages of €1,000.00 for failing to pay rent as it fell due.
4. The enforcement of this Determination Order for such payment of €6,416.31 will be deferred, and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlord on each due date, until such time as the total sum of €6,416.31 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 Tenants shall pay any further rent as it falls due from 8th December 2021, being the date of the adjudication hearing, in the sum of €900.00 per month, or proportionate part thereof, unless lawfully altered, for as long as they continue to reside in the above dwelling.

This Order was made by the Residential Tenancies Board on 16 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director