

**Residential Tenancies Board  
Determination Order**

**Ref: DR0921-72705**

In the matter of Tony Delaney [Applicant Landlord] and Ross McNamara [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 13th August 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 12 Jessop Street, Portlaoise, Co. Laois is valid.
2. The Respondent Tenant, and any other persons currently residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €4,500.00 to the Applicant Landlord within 10 months (315 days) of the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 3rd December 2021, being the date of the virtual hearing, to the Applicant Landlord, at the rate of €750.00 per month or proportional part thereof at the rate of €25.00 per day, unless lawfully altered, plus 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 current occupants.
5. The enforcement of this Determination Order for such payment of €4,500.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly installments made by the respondent tenant to the applicant landlord on each due date until such time as the total sum of €4500 has been paid in full.
6. For the avoidance of doubt any default in the payment of any of the monthly installments shall act 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 entire of the security deposit of €550.00 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 02 March 2022.



Ciara Cronin  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director