

Residential Tenancies Board

Determination Order

Ref: DR0921-73004

In the matter of Donal O'Meara [Applicant Landlord] and Patrick King [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 service date of 1st September, 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Outdoor World Flat, Rosemary Square, Roscrea, Co. Tipperary E53 P957 is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €3,410.00 to the Applicant Landlord, in 10 equal consecutive monthly instalments at the rate of €341.00 per month, on the 15th day of each month commencing the next month after the issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling to the date of the adjudication hearing.
4. The enforcement of this Determination Order for such payment of €3,410.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €3,410.00 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 continue to pay rent as it falls due, from 12th November 2021, being the date of the adjudication hearing, in the sum of €450.00 per month or proportionate part thereof, for as long as he continues to reside in the above dwelling.

This Order was made by the Residential Tenancies Board on 02 February 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director