

Residential Tenancies Board

Determination Order

Ref: DR1018-49338

In the matter of Túath Housing Association [Applicant Landlord] and Patrick Thompson [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 7th September 2018, as served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 4 Horizon Building, Royal Canal Park, Ashtown, Dublin 15, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,670.98 to the Applicant Landlord, by way of 53 consecutive monthly instalments at the rate of €50 per month, to be paid on or before the 28th day of each month, followed by one further instalment of €20.98, to be paid on or before the 28th day of the 54th month, payment commencing on the 28th day of the month immediately following the month of issue of this Order. This sum represents rent arrears in respect of the above dwelling.
4. The enforcement of this Order for such payment of €2,670.98 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €2,670.98 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 26th November 2018, being the next date upon which weekly rent falls due for payment subsequent to the Adjudication hearing, at the rate of €41.60 per week or proportionate part thereof at the rate of €5.94 per day, for each week or part thereof, until such time as he vacates and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 24 January 2019.

A handwritten signature in dark ink, appearing to read 'Gary Byrne', is written over a horizontal line.

Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director