

Residential Tenancies Board


Determination Order

Ref: DR1022-80710

In the matter of Xerico Ltd [Applicant Landlord] and Kevin O'Regan [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 the 20th of July 2021 and served on the Respondent Tenant in respect of the dwelling at 47 The View, Rochfort Manor, Graiguecullen, County Laois is valid.
2. The Respondent and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €21,188.60 to the Applicant Landlord, in 10 equal consecutive monthly installments at the rate of €2,118.86 per month commencing the next month after the issue of this Determination Order. The sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €21,188.60 will be deferred and the total sum 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 €21,188.60 has been paid in full.
5. For the avoidance of doubt, any default in payment of any of the monthly payments shall act to cancel any further deferral and the balance due at the date of default of any such payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from the 16th day of March 2023 being the date of the adjudication hearing, at the rate of €482.00 per month or proportionate part thereof at the daily rate of €15.84 per day unless lawfully varied and any other charges as provided for under the terms of the tenancy agreement for each month of part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons in occupation thereof.

This Order was made by the Residential Tenancies Board on 17 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director