

Residential Tenancies Board

Determination Order

Ref: DR1118-50207

In the matter of Siobhan O Neill [Applicant Landlord] and Mark Dunne, Hannadi Brennan [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 25th September 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 16 Fielbrook Drive, Dublin Road, Portlaoise, Co Laois, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3,001.58 to the Applicant Landlord, by way of 4 consecutive monthly instalments at the rate of €600.00 per month, on the 28th day of each month, followed by one further instalment of €601.58, on the 28th day of the 5th month, payment commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €3,001.58 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €3,001.58 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments, by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €3,001.58 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 instalment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenants shall also pay any further rent outstanding from 14 January 2019, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €173.08 per week or proportional part thereof at the rate of €24.73 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as they vacate and give up possession of the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €600.00 to the Respondent Tenants, upon the Respondent Tenants 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 07 March 2019.



Emer Morrissey
Higher Executive Officer

Duly authorised to sign on behalf of the Director