

Residential Tenancies Board

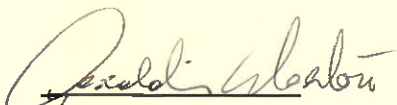
Determination Order

Ref: DR1222-81729

In the matter of Catherine Gavin [Applicant Landlord] and Patricia Denham [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 30th of September 2022 and served on the Respondent Tenant in respect of the dwelling at 12 Wentworth Place, Naas in the County of Kildare 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 the issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €16,500.00 to the Applicant Landlord in 10 equal monthly installments of at the rate of €1,650.00 per month on the first day of each 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 €16,500.00 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 €16,500.00 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly installments 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 the 14th day of April 2023 being the date of the adjudication hearing at the rate of €18.08 per day unless lawfully varied and any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such time as the above dwelling is vacated by the Tenant and any other persons in occupation thereof.

This Order was made by the Residential Tenancies Board on 31 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director