

## Residential Tenancies Board

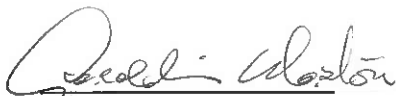
### Determination Order

Ref: DR0622-77808

In the matter of Colin Horan [Applicant Landlord] and Julia Kerrigan-McDonagh, Christopher Kerrigan [Respondent Tenants] 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 3rd May 2022, and served by the Applicant Landlord upon the Respondent Tenants in respect of the tenancy of the dwelling at 24 High Street, Birr, Co. Offaly, is valid.
2. The Respondent Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €16,750.00 to the Applicant Landlord, in 167 equal consecutive weekly instalments at the rate of €100.00 per week, followed by 1 further instalment of €50.00 in the immediately succeeding week, commencing the next week after the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €16,750.00 will be deferred, and the total sum owing reduced by the cumulative sum paid in the weekly instalments made by the Respondent Tenants to the Applicant Landlord on each due date, until such time as the total sum of €16,750.00 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the weekly 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 Tenants shall continue to pay rent as it falls due, from 2nd February 2023, in the sum of €750.00 per month, or proportionate part thereof, unless lawfully altered, for as long as they continues to reside in the above dwelling.

This Order was made by the Residential Tenancies Board on 08 March 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director