

Residential Tenancies Board

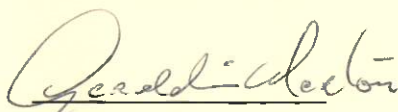
Determination Order

Ref: DR0922-79743

In the matter of Raymond McArdle, Joan McArdle [Applicant Landlords] and William Breach [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 20 June 2022 and served on the Respondent Tenant in respect of the tenancy Aras na Mara, Shore Road, Omeath, Co. Louth, A91FT9D, 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 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant is in rent arrears in the sum of €5,460.00 in respect of the tenancy Aras na Mara, Shore Road, Omeath, Co. Louth, A91FT9D.
4. The Respondent Tenant shall pay the total sum of €5,460.00 to the Applicant Landlords, by way of 4 monthly instalments at the rate of €1,365.00 per month, commencing the next month after the issue of this Determination Order and payable for 4 months. This sum represents rent arrears in respect of the tenancy at the above dwelling.
5. The enforcement of this Determination Order for such payment of €5,460.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlords on each due date until such time as the total sum of €5,460.00 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the lump sum or the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such weekly payment shall immediately become due and owing to the Applicant Landlords.
7. The Respondent Tenant shall continue to pay rent as it falls due, from 11 January 2023 in the sum of €910.00 per month, or proportionate part thereof at the rate of €29.92 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by them and by any other current occupant/s.

This Order was made by the Residential Tenancies Board on 15 March 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director