

Residential Tenancies Board

Determination Order

Ref: TR0723-006529/DR0523-85481

In the matter of Serdang Ltd. [Applicant Landlord] and Tim Murphy [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Notice of Termination served on 8th March 2023 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 363 Blarney Golf Resort Lodges, Tower, Blarney, Cork, T23XK87, Ireland is valid;

The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.

The Respondent Tenant shall pay the total sum of € €32,574.30 to the Applicant Landlord, at the rate of €2,961.30 per month, on the last day of each month, commencing the next month after the issue of this Order. This sum represents rent arrears of €28,800 along with damages for overholding on a valid notice of termination in the amount of €3,774.30 in respect of the tenancy of the dwelling at 363 Blarney Golf Resort Lodges, Tower, Blarney, Cork, T23XK87, Ireland.

The enforcement of this Order for such payment shall be deferred and the total sum owing will be reduced by the number of monthly instalments of €2,961.30 made to the Applicant Landlord on each due date until the sum of €32,574.30, has been paid in full.

For the avoidance of doubt any default in the payment of the month instalments of €32,574.30, shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.

The Respondent Tenant shall also pay any further rent outstanding from 26th October 2023, at the rate of €1,200 per month, 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 he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 27 March 2024.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director