

Residential Tenancies Board

Determination Order

Ref: DR0219-52031

In the matter of Mark Casley, Sarah Casley [Applicant Landlords] and Liam Carroll, Aoibheann Carroll [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 22nd day of February 2019 by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 3 The Glen, Oranhill, Oran More, Co. Galway is valid.
2. The Respondent Tenant and any other person residing in the above dwelling shall vacate and give up possession of the above dwelling within fourteen days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €7,535.51, to the Applicant Landlord, in 4 equal instalments at the rate of €1,500.00 per calendar month, on the 1st day of each month, followed by one further instalment of €1,535.51 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears of €7,035.51 together with the sum of €500.00 awarded in respect of damages as a result of the Tenant's failure to comply with his legal obligations to discharge rent in accordance with Section 16 of the Act and in failing to vacate the property after the service of a valid Notice of Termination, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall pay any further rent outstanding from 22nd day of May 2019, being the day after this adjudication hearing, at the current rate of €1,500.00 per monthly rental period or proportional part thereof at the rate of €49.31 per day 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 dwelling is vacated.
5. The enforcement of this Order for such payment of €7,535.51 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 Landlord on each due date until such time as the total sum of €7,535.51 has been paid in full.
6. 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 payment shall immediately become due and owing to the Applicant Landlord.
7. The Applicant Landlords shall refund the entire of the security deposit of €1,500.00 to the Respondent Tenant, upon the Respondent Tenant 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 05 September 2019.

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line.

Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director