

Residential Tenancies Board

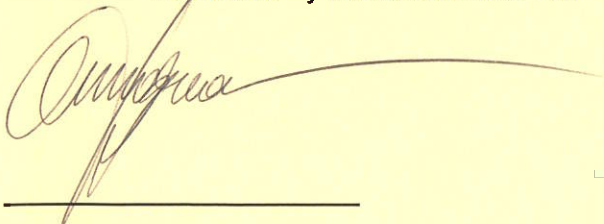
Determination Order

Ref: DR0322-75881

In the matter of Respond [Applicant Landlord] and Toms Svalbe [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 service date of 17th January 2022, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at 7 An Garran, Kiln Lane, Mountrath, County Laois, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €5,003.24 to the Applicant Landlord, in 100 equal consecutive weekly instalments at the rate of €50 per week, followed by one further instalment of €3.24 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 up to and inclusive of 13th September 2022.
4. The enforcement of this Order for such payment of €5,003.24 will be deferred and the total sum owing reduced by the cumulative sum paid in the weekly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €5,003.24 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 Tenant shall also pay any further rent outstanding from 13th September 2022, being the date of the adjudication hearing, at the rate of €120 per week, or proportionate part thereof unless lawfully varied, until such time as he vacates and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 12 July 2023.



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