

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0818-003166/DR0618-44877**

In the matter of O Leary International ULC [Appellant Landlord(s)] and Deirdre Marie Burke [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 2nd May 2018 by the Appellant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 7 Doyles Barn, The Quay, New Ross, Co. Wexford 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €4,503.54 to the Appellant Landlord, in 11 consecutive monthly payments of €375.30, on the 28th day of each month, followed by one payment of €375.24 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €4,503.54 in respect of the tenancy of the dwelling at 7 Doyles Barn, The Quay, New Ross, Co. Wexford.
4. The enforcement of this Order for such payment of €4,503.54 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 Appellant Landlord on each due date until such time as the total sum of €4,503.54 has been paid in full.
5. 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 Appellant Landlord.

6. The Respondent Tenant shall also pay any further rent outstanding from 22nd October 2018, at the rate of €575 per month or proportional part thereof at the rate of €18.90 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 he/she/they vacates the above dwelling.
7. The Appellant Landlord shall refund the entire of the security deposit of €825 to the Respondent Tenant, on gaining vacant 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 11 December 2018.



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Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director