

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0319-003640/DR0119-51265**

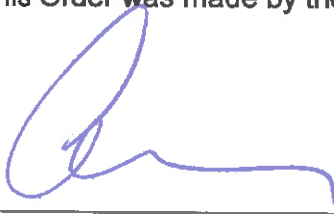
In the matter of Saran Sahemi [Appellant Tenant] and Galway Holding Company [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 11 December 2018 on behalf of the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 20 Jameson Orchard, Seamount Road, Malahide, County Dublin, is valid.
2. The Appellant Tenant, and all persons, residing in the dwelling at 20 Jameson Orchard, Seamount Road, Malahide, County Dublin, shall vacate and give-up possession of the dwelling within a period of 21 days of the date of issue of this Order.
3. The Appellant Tenant shall pay the total sum of €26,257.16 to the Respondent Landlord, in 43 equal consecutive instalments at a rate of €600 per month on the 28th day of each month, followed by one further instalment of €457.16 in the immediately succeeding month, which instalments are to commence the next month after the issue of the Order. This sum represents rent arrears and agreed charges in respect of the tenancy of the dwelling at 20 Jameson Orchard, Seamount Road, Malahide, County Dublin.
4. The enforcement of this Order for such payment of €26,257.16 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenant to the Respondent Landlord on each due date until such time as the total sum of €26,257.16 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 Respondent Landlord.
6. The Appellant Tenant shall continue to pay rent at the rate of €2,051 per month or proportional part thereof at the rate of €67.43 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such a

time as the Appellant Tenant and all other persons vacate the dwelling at 20 Jameson Orchard, Seamount Road, Malahide, County Dublin.

7. The Respondent Landlord shall refund the entire of the security deposit to the Appellant Tenant, upon the Appellant Tenant vacating and giving up vacant possession of the 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 July 2019.



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