

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0321-004845/DR0121-67080**

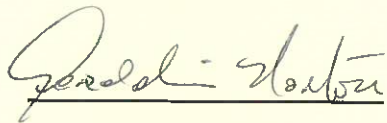
In the matter of O'Leary International [Appellant Landlord] and Stephen Boland, Caroline Boland [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

In accordance with the agreement reached between the parties, in full and final settlement of all disputes between the Appellant Landlord and the Respondent Tenants the parties have agreed:

1. That the rent payable under the tenancy of the above dwelling is currently validly set at €600 per month.
2. That the current amount of rent arrears as of the date of the Tribunal hearing of 14 July 2021 is €1,635.
3. That the Respondent Tenants shall pay the sum of €200 per week (being €150 towards the rent and €50 towards the arrears), until such time as the total amount of the arrears of €1,635 has been paid in full, the first payment of €200 to be made on or before 15 July 2021, and such payments to be made weekly thereafter on or before each Thursday.
4. That the notice of termination served on 27 November 2020, in respect of the above tenancy, is valid, but enforcement of that notice shall be stayed in accordance with the terms of this agreement.
5. That provided the payment plan as specified under paragraph 3 of this agreement continues to be complied with, until such time as the total figure of arrears of €1,635 is paid, or sooner in the event of further payments, the Appellant Landlord shall withdraw the notice of termination on the arrears being cleared and the notice shall be of no effect in any respect once the total figure of arrears has been cleared.
6. That in the event of any default under paragraph 3 of this agreement before the arrears in question are cleared, the notice of termination shall be valid and the Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of such default.

7. That the enforcement of this Order for the payment of arrears will be deferred and the total sum owing reduced by the cumulative sum paid by the Respondent Tenants to the Appellant Landlord on or before each due date until such time as the total sum of €1,635 has been paid in full.
8. For the avoidance of doubt, any default in the payment of any of the instalments or any further rent due at any stage, prior to all arrears being cleared and rent being fully up to date, shall act to cancel any further deferral and the balance due at the date of the default of any payments shall immediately become due and owing to the Appellant Landlord.

This Order was made by the Residential Tenancies Board on 08 September 2021.

A handwritten signature in black ink, appearing to read 'Geraldine Norton', is written over a horizontal line.

Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director