

Residential Tenancies Board

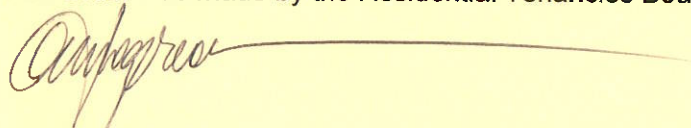
Determination Order

Ref: TR0323-006036/DR0123-82265

In the matter of Shane Howard [Applicant Landlord] and Cian Cantwell [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 20th October 2022 and served on the 20th October 2022, with a Termination Date of 18th November 2022, by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 44 Oaklands, Salthill, Galway, H91PHR9, 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 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €6,959.75 to the Applicant Landlord by way of 50 consecutive weekly payments of €138.00, followed by one final payment of €59.75; the first payment to be made on the Monday following the date of issue of this Determination Order. The sum of €6,959.75 represents rent arrears due and owing in respect of the tenancy of the Dwelling at 44 Oaklands, Salthill, Galway H91PHR9 up to and including the 19th June 2023.
4. The Respondent Tenant shall continue to be liable for and pay rent at the rate of €140.00 per month or proportionate part thereof at the rate of €19.95 per day, unless lawfully varied, and any other charges as properly due for each month or part thereof from the 19th June 2023, being the date of the Tribunal Hearing, until such time as he vacates and gives up possession of the above dwelling.
5. The enforcement of this Determination Order for such payment of €6,959.75 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in weekly instalments by the Respondent Tenant to the Applicant Landlord on each due date, until such time as the total sum of €6,959.75 has been paid in full.
6. 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 after the date of default of any such weekly payment shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Residential Tenancies Board on 13 September 2023.



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