

## Residential Tenancies Board

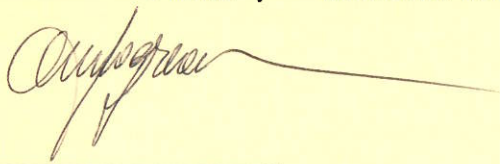
### Determination Order

**Ref: TR0323-006037/DR1122-81617**

In the matter of Xerico Limited [Applicant Landlord] and Kamile Juozupaityte [Respondent Tenant] 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 October 2022 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the Dwelling at 38 Hazelwood, Ballivor, Co. Meath is valid.
2. The Respondent Tenant and all persons residing in the above Dwelling shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €15,045 to the Applicant Landlord, being rent arrears in respect of the tenancy of the above Dwelling as of 1 July 2023 to be paid by 49 consecutive payments of €300 on the 28th day of each month, commencing the 28th day of the month immediately following the date of issue of this Determination Order, followed by a final payment of €345 on the 28th day of the following month and subject to the default of payment provisions set out below.
4. The enforcement of this Determination Order for such payment of €15,045 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 Applicant Landlord on the due date;
5. For the avoidance of doubt, any default on the part of the Respondent Tenant 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 payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenants shall also pay any further rent outstanding from 1 July 2023, at the rate of €1,336 per month or proportional part thereof at the rate €43.92 per day ( $€1,336 \times 12/365 = €43.92$ ), unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates and gives up vacant possession of the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,300 to the Respondent Tenant, upon the Respondent vacating and giving up 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 25 October 2023.



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