

Residential Tenancies Board

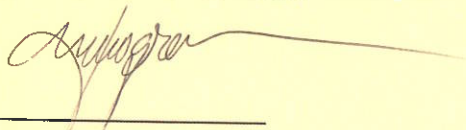
Determination Order

Ref: TR0324-007314/DR0124-92387

In the matter of Diarmaid Byrne [Applicant Landlord] and Amanda Coyle [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 30th December 2023 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 54 Oaklawns, North Road, Drogheda, Co. Louth, A92 PHV2, is valid and the Respondent Tenant is overholding.
2. The Respondent Tenant and all other persons resident in the dwelling shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €4,804.46 to the Applicant Landlord by way of 11 consecutive monthly instalments of €400 per calendar month with a final payment of €404.46 in the 12th month, being rent arrears owed to 17th May 2024 in respect of the tenancy of the above dwelling. The first payment of €400 is to be made on the 28th day of the month following the date of issue of this Determination Order and the rest of the payments to be made on the 28th day of each month thereafter.
4. The enforcement of this Determination Order for such payment of €4,804.46 shall be deferred and the total sum owing will be reduced by the cumulative sum paid in monthly instalments by the Respondent Tenant to the Applicant Landlord, on or before each due date, until such time as the total sum of €4,804.46 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments due shall act to cancel any further deferral and the balance due at the date of any such default shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall pay rent in the sum of €1,350 per month or part thereof (being €44.38 per day) from 18th May 2024 until the date that she actually vacates and gives up possession of the dwelling, unless lawfully varied, together with any other lawful charges as are due under the terms of the lease.
7. The Applicant Landlord shall refund the security deposit of €1,350, upon the Respondent Tenant vacating and giving up 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 3 July 2024.



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