

Residential Tenancies Board

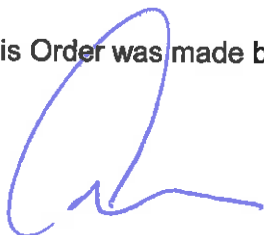
Determination Order

Ref: TR0419-003680/DR0119-51025

In the matter of Patrick McAuley, Catherine McAuley [Appellant Tenants] and Frank Reynolds [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Rent Review served on 30 September 2018 by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 3 Cois Abhann, Clondra, Co. Longford is valid;
2. The Appellant Tenants shall pay the total sum of €1,750 to the Appellant Landlord, by way of 10 consecutive monthly instalments at the rate of €175 per month, to be paid on or before the 28th day of each month, payment commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €1,750 in respect of the tenancy of the dwelling at the above address;
3. The enforcement of the Order for such payment of €1,750 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Appellant Tenants to the Respondent Landlord, on or before each due date, until such time as the total sum of €1,750 has been paid in full;
4. For the avoidance of doubt, any default in the payment of any of the monthly instalments, or further rent due, 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;
5. The Applicant Tenants shall also pay any further rent outstanding from 17 July 2019, being the date of the Tribunal hearing, at the rate of €850 per month, 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 Appellant Tenants vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 29 August 2019.



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