

## **Residential Tenancies Board**

### **Determination Order**

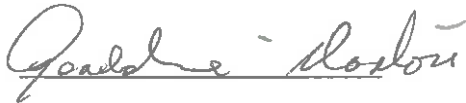
**Ref: TR0420-004297/DR0120-59747**

In the matter of Rachel Tuohy [Appellant Tenant] and Good Fire & Safety LTD [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on 12 December 2019 on the Appellant Tenant in respect of the tenancy of the dwelling at Rooske Road, Hilltown, Dunboyne, Meath, A86PF21 is valid.
2. The Appellant Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Appellant Tenant shall pay the total sum of €5,785.47 to the Respondent Landlord, in 8 equal consecutive instalments at the rate of €700.00 per calendar month, on the 28th day of each month, followed by one further instalment of €185.47 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears of €5,785.47 in respect of the tenancy of the dwelling at Rooske Road, Hilltown, Dunboyne, Meath, A86PF21.
4. The Appellant Tenant shall also pay any further rent outstanding from 30 July 2020, being the date of the Tribunal hearing, at the rate of €1,700.00 per month or proportional part thereof at the rate of €55.89 per day, 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 vacate and give up possession of the above dwelling.
5. The enforcement of this Order for such payment of €5,785.47 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenant to the Respondent Landlord on each due date until such time as the total sum of €5,785.47 has been paid in full.
6. For the avoidance of doubt, any default 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 monthly payment shall immediately become due and owing to the Respondent Landlord.

7. The Respondent Landlord shall refund the entire of the security deposit of €1,700.00 to the Appellant Tenant, upon the Appellant 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 16 September 2020.

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

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director