

Residential Tenancies Board

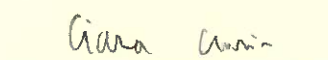
Determination Order

Ref: TR0422-005418/DR1121-74098

In the matter of Houses2Rent [Appellant Landlord] and Aoife Connolly [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 22nd October 2021, served by the Appellant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 38 Thornbrook, The Ballagh, Enniscorthy, Co. Wexford Y21 X798 is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Landlord shall refund the security deposit of €200 to the Respondent Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Appellant Landlord's claim for rent arrears in the sum of €6,712.11 in respect of the tenancy of the above dwelling is upheld.
5. The Respondent Tenant shall pay to the Appellant Landlord the sum of €6,712.11 in 33 equal consecutive monthly instalments at the rate of €200 per month with a final payment in the 34th month of €112.11 which payments shall commence 28 days after the date of issue of this Determination Order. This sum represents rent arrears from February 2021 to 29th June 2022 in respect of the tenancy of the dwelling at 38 Thornbrook, The Ballagh, Enniscorthy, Co. Wexford, Y21 X798.
6. The enforcement of this Determination Order for such payment of €6,712.11 shall be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Appellant Landlord on each due date until such time as the total sum of €6,712.11 has been paid in full.
7. 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 Appellant Landlord.
8. The Respondent Tenant shall continue to pay rent on the last day of each month at the rate of €900 per month in respect of the tenancy of the dwelling, 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 she vacates the dwelling.

This Order was made by the Residential Tenancies Board on 03 August 2022.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director