

## **Residential Tenancies Board**

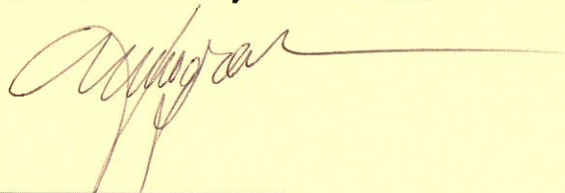
### **Determination Order**

**Ref: TR0424-007428/DR1123-90472**

In the matter of CF Properties Limited [Appellant Landlord] and William Murphy [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 28th September 2023 by the Appellant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1A Cooper's Place, Castlebellingham, Dundalk, Louth, A91TW14, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 6 months of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €12,100, to the Appellant Landlord, in 10 consecutive monthly payments of €1,210, on or before the 28th day of each month, commencing the next month after the date of issue of this Determination Order, being rent arrears up to and including 1st June 2024, in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €12,100 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 or before each due date until such time as the total sum of €12,100 has been paid in full.
5. For the avoidance of doubt, any default in the payment 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 Appellant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from 1st June 2024 at the rate of €550 per month or proportional part thereof at the rate of €18.08 per day plus any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as they vacate the above dwelling.
7. The Appellant Landlord shall refund the entire of the security deposit (if any) 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.

This Order was made by the Residential Tenancies Board on 10 July 2024.



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