

Residential Tenancies Board

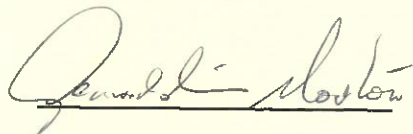
Determination Order

Ref: TR0521-004937/DR1020-65518

In the matter of Joseph McLaughlin [Appellant Tenant] and Muff Sheltered Housing Association Limited [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 17 September 2020 on the Appellant Tenant in respect of the tenancy of the dwelling at 29 Warren View Manor, Muff, County Donegal, F93CY29 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the total sum of €7,590.00 to the Respondent Landlord, in 12 equal consecutive instalments at the rate of €632.50 per calendar month, on the 28th day of each month, commencing the next month after the date of issue of this Determination Order. This sum represents rent arrears of €7,590.00 for the period from 15 June 2020 to 10 October 2021 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €7,590.00 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 €7,590.00 has been paid in full.
5. 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.
6. The Appellant Tenant shall also pay any further rent outstanding from 11 October 2021 to the Respondent Landlord at the rate of €110.00 per week or proportionate part thereof at the rate of €15.71 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 he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 01 December 2021.

A handwritten signature in dark 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