

## **Residential Tenancies Board**

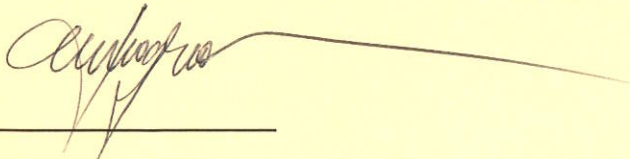
### **Determination Order**

**Ref: TR0523-006193/DR1222-81814**

In the matter of Xerico Ltd [Applicant Landlord] and Signe Kadakovska [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 the 8th September 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 9 Westbury Woods, Enniscorthy, Co. Wexford 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 Respondent Tenant shall pay the total sum of €16,050 to the Applicant Landlord, in 15 consecutive monthly payments of €1,000 on the 28th day of each month, followed by one payment of €1,050 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Determination Order, being rent arrears of €16,050 in respect of the tenancy of the dwelling at 9 Westbury Woods, Enniscorthy, Co. Wexford.
4. The enforcement of this Order for such payment of €16,050 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €16,050 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 Applicant Landlord.
6. The Respondent Tenant shall continue to pay rent from the 09 August 2023, to the Applicant Landlord at the rate of €900 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 above dwelling is vacated by the Respondent Tenant and by any other persons residing therein.

This Order was made by the Residential Tenancies Board on 22 November 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director