

## **Residential Tenancies Board**

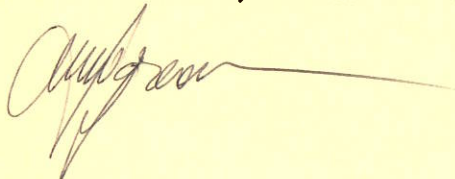
### **Determination Order**

**Ref: TR0523-006231/DR1122-81362**

In the matter of James Ausden [Appellant Landlord] and Seamus 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 with a date of service of 21st of July 2022, served by the Appellant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 112 Bryanstown Manor, Dublin Road, Drogheda, Co. Louth, A92HR94 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 €21,600.00 to the Appellant Landlord, by way of 18 consecutive monthly instalments of €1,200.00. The said payments to be made on the 5th day of each month following the date of issue of this Determination Order.
4. The enforcement of this Determination Order for such payment of €21,600.00 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Appellant Landlord, on each due date, until such time as the total sum of €21,600.00 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 Appellant Landlord.
6. The Respondent Tenant shall pay any rent which falls due from 24th of July 2023, at the rate of €900.00 per month and/or €29.59 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as he vacates the above dwelling.
7. The Appellant Landlord shall refund the entire of the security deposit of €700.00 to the Respondent Tenant, on gaining vacant possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 27 September 2023.



---

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