

Residential Tenancies Board

Determination Order

Ref: TR0524-007482/DR0324-93771

In the matter of Aidan Marren [Applicant Landlord] and Elisha Gaffney [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 by the Applicant Landlord on the Respondent Tenant, on 11 January 2024, in respect of the tenancy of the dwelling at 15 Oakfield Park, Ballydoogan, Sligo, F91VF9N, 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 35 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €9,900.00 to the Applicant Landlord by way of 24 consecutive instalments at the rate of €412.50 per calendar month, on or before the 1st day of each month, commencing the next month after the issue of this Determination Order. The sum of €9,900.00 represents the agreed rent arrears due and owing in respect of the tenancy in the said dwelling.
4. The enforcement of this Determination Order for such payment of €9,900.00 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €9,900.00 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 Applicant Landlord.
6. The Respondent Tenant shall continue to pay rent at the rate of €900.00 per month or proportionate part thereof at the rate of €29.58 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 she vacates and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 31 July 2024.



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