

Residential Tenancies Board

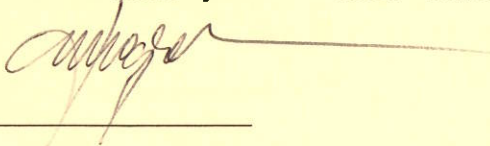
Determination Order

Ref: TR0524-007508/DR0324-94289

In the matter of Breda Walshe and Declan Walshe [Applicant Landlords] and Jacek Morzyk and Daria Morzyk [Respondent Tenants] 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 08 February 2024 served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 63 Ravenswood, Cregg Road, Carrick-On-Suir, Tipperary, E32CC44, Ireland is valid.
2. The Respondent Tenants 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 Tenants shall pay the total sum of €14,190 to the Applicant Landlords, by way of 24 consecutive instalments at the rate of €591.25 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 09 July 2024, being the date of the Tribunal Hearing, at the rate of €650 per month or proportionate part thereof at the rate of €21.36 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €14,190 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly/weekly instalments, by the Respondent Tenants to the Applicant Landlords on each due date, until such time as the total sum has been paid in full.
6. 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 Landlords.
7. The Applicant Landlords shall refund the entire of the €650 security deposit to the Respondent Tenants 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 8 August 2024.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director