

Residential Tenancies Board

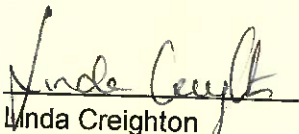
Determination Order

Ref: TR0622-005532/DR0122-75249

In the matter of Caroline Keogh and Stephen Keogh [Appellant Tenants] and Martin Ryan and Geraldine Ryan [Respondent Landlords], 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 4th of September 2021, served by the Respondent Landlords on the Appellant Tenants, in respect of the tenancy of a dwelling at Clonbealy, Newport, Co. Tipperary is valid.
2. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €13,500 to the Respondent Landlords, by way of 54 consecutive instalments at the rate of €250 per calendar month, on or before 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 €13,500, in respect of the tenancy of the dwelling at Clonbealy, Newport, Co. Tipperary.
4. The Appellant Tenants shall also pay any further rent outstanding at the rate of €1,000 per month or proportionate part thereof at the rate of €32.87 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 Appellant Tenants and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €13,500 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Appellant Tenants to the Respondent Landlords, on each due date, until such time as the total sum of €13,500 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 Respondent Landlords.

This Order was made by the Residential Tenancies Board on 14 September 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director