

## Residential Tenancies Board

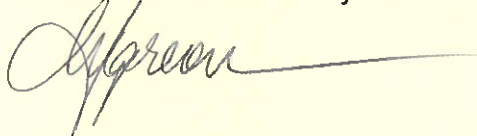
### Determination Order

Ref: TR0622-005555/DR0122-74941

In the matter of Michelle Ameghino [Appellant Tenant] and Ann McCarthy [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of termination dated the 14th October 2021 and served by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at The Cottage, Ballyprecas, Bunclody, Co. Wexford, Y21AC66 is valid.
2. The Appellant Tenant and all other persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within a period of 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the total sum of €10,163.72 to the Respondent Landlord, by way of thirty consecutive monthly instalments at the rate of €338.79 per month, to be paid on or before the 28th day of each month, the first payment to be made in the month following the date of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall also continue to pay any further rent due at the rate of €150 per week, or proportionate part thereof, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement.
5. The enforcement of this Determination Order will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Appellant Tenant to the Respondent Landlord, on or before each due date, until such time as the total sum of €10,163.72 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the monthly instalments or any further rent due 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 Landlord.
7. The deposit of €650 held by the Respondent Landlord at the commencement of the Tenancy shall be refunded in its entirety to the Appellant Tenant on gaining vacant possession of the dwelling, less any amounts properly withheld in accordance with the provision of the Act.

This Order was made by the Residential Tenancies Board on 30 November 2022.



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