

## **Residential Tenancies Board**

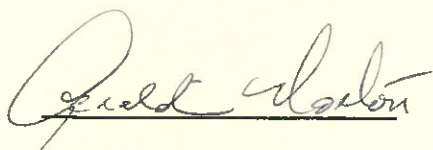
### **Determination Order**

**Ref: TR0721-005011/DR0421-69111**

In the matter of David Williams, Crystal Taila [Appellant Tenants] and Clann Property Rentals [Respondent Landlord] 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 23 February 2021 served by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at Sroughan, Lacken, Blessington, Co. Wicklow is valid.
2. The Appellant Tenants and any other persons residing in the dwelling shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €27,550 to the Respondent Landlord within 6 months of the date of the issue of this Determination Order by way of 6 consecutive monthly instalments at the rate of €4,583.33 to be paid on or before the 24 day of each month. This sum represents rent arrears up to 24 July 2021 in respect of the Tenancy of the above dwelling.
4. 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 Landlord.
5. The Appellant Tenants shall also pay any further rent outstanding from 24 July 2021 to the Respondent Landlord at the rate of €2,500 per month or proportionate part thereof at the rate of €82.19 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until, such time as the dwelling is vacated by them and by any other occupants.
6. The Respondent Landlord shall refund the entire of the security deposit of €2,500 to the Appellant Tenants on gaining possession of the above dwelling, less any amounts properly withheld in accordance with the provision of the Act.

This Order was made by the Residential Tenancies Board on 10 November 2021.

A handwritten signature in black ink, appearing to read 'Geraldine Norton', written over a horizontal line.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director