

## **Residential Tenancies Board**

### **Determination Order**

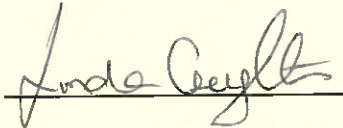
**Ref: TR0821-005072/DR0521-69750**

In the matter of Matthew Power [Appellant Landlord] and Siobhan Reardon, Patrick Reardon [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 15 April 2021 served by the Appellant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Tig de Paor, Duffcarrick, Ardmore, County Waterford is valid.
- (2) The Respondent Tenants and all 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 the Order by the Board.
- (3) The Respondent Tenants shall pay the total sum of €20,000.00 to the Appellant Landlord, in 11 consecutive monthly payments of €1,666.67, on the 28th day of each month, followed by one payment of €1,666.63 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of the Order by the Board, being rent arrears in respect of the tenancy of the dwelling as aforesaid.
- (4) The enforcement of this Order for such payment of €20,000.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Appellant Landlord on each due date until such time as the total sum of €20,000.00 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 Appellant Landlord.
- (6) The Respondent Tenants shall also pay any further rent outstanding from and including 9 December 2021 (the day following the hearing date), at the rate of €800 per month, or proportionate part thereof at the rate of €26.30 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 they vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 02 March 2022.

A handwritten signature in black ink, appearing to read 'Linda Creighton', is written over a horizontal line.

Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director