

Residential Tenancies Board

Determination Order

Ref: TR0919-003992/DR0619-55284

In the matter of Annette Holdcroft and David Holdcroft [Appellant Landlords] and Teslimot Balogun [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 6 December 2018 by the Appellant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 52 College Heights, Hoeys Lane, Dundalk, Co. Louth, is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €20,400 to the Appellant Landlords by way of 20 consecutive monthly instalments at the rate of €1,000 per month to be paid on or before the 28th day of each month, followed by one further payment of €400, to be paid on or before the 28th day of month 21, commencing in the month immediately following the month of issue of this Order. This represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €20,400 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Appellant Landlords until such time as the total sum of €20,400 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 payments shall immediately become due and owing to the Appellant Landlords.
6. The Respondent Tenant shall also pay any further rent outstanding from 17 October 2019 at the rate of €850.00 per month or proportional part thereof at the rate of €27.94 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 09 January 2020.

A handwritten signature in black ink, reading 'Geraldine Norton'. The signature is written in a cursive style with a horizontal line underneath the name.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director