

## **Residential Tenancies Board**

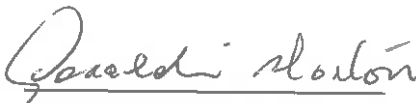
### **Determination Order**

**Ref: TR0920-004437/DR0320-61412**

In the matter of Mark McNulty [Appellant Landlord] and Michael Tierney, Niamh Condron [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenants and all other persons residing in the dwelling at 21 Solomon's Manor, Letterkenny, Co. Donegal, shall vacate and give up possession of the dwelling on or before 20 January 2021.
2. The Respondent Tenants shall pay the total sum of €12,000 to the Appellant Landlord, in monthly instalments of €1,000 per calendar month, each payment to be made on or before the 20th day of each month, the first payment to be made on or before 20 January 2021. This sum represents rent arrears of €12,000, in respect of the tenancy of the above dwelling, to cover the period up to and including 20 January 2021.
3. The enforcement of this Order will be deferred and the total sum owing reduced by the cumulative sum paid by the Respondent Tenants to the Appellant Landlord on or before each due date until such time as the total sum of €12,000 has been paid in full.
4. For the avoidance of doubt, any default in the payment of any of the monthly instalments, on or before the 20th day of such month, shall act to cancel any further deferral and the balance due at the date of default of any such payment shall immediately become due and owing to the Appellant Landlord.
5. The Appellant Landlord shall refund the entirety of the security deposit of €800.00 to the Respondent Tenants on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Residential Tenancies Act 2004, as amended.

This Order was made by the Residential Tenancies Board on 16 December 2020.



Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director