

Residential Tenancies Board

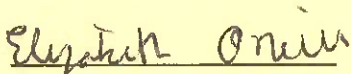
Determination Order

Ref: TR0625-008879/DR0125-102327

In the matter of Geoffrey De Vere [Appellant Tenant] and Liam Whelan [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 2 December 2025 served by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the Dwelling at 6 Oldtown Court, Clongeen, Foulksmills, Co. Wexford, is valid.
2. The Appellant Tenant and any other 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 this Determination Order.
3. The Appellant Tenant shall also pay any further rent outstanding from 8 October 2025, being the date of the virtual hearing, to the Respondent Landlord, at the rate of €1600 per month or proportionate part thereof at the rate of €52.60 per day, unless lawfully varied, plus any other charges provided under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and by all other current occupants.
4. The Appellant Tenant shall pay the total sum of €9,870.80 to the Respondent Landlord, by way of 19 consecutive instalments at the rate of €500 per calendar month, on or before the 28th day of each month, followed by one further instalment of €370.80 on or before the 28th day of the immediately succeeding month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €9,870.80 in respect of the tenancy of the above Dwelling.
5. The enforcement of this Determination Order for such payment of €9870.80 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 each due date, until such time #as the total sum of €9870.80 has been paid in full.
6. 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.

This Order was made by the Residential Tenancies Board on 29 October 2025.



Elizabeth O'Neill
Higher Executive Officer
Duly authorised to sign on behalf of the Director