

Private Residential Tenancies Board

Determination Order

Ref: DR 454/2010

In the matter of Stephen Lenahan and Liane Lenahan (Applicant Landlords) and Alan Delve and Clara McGoldrick (Respondent Tenants) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

1. The Respondent Tenants shall pay the total sum of €1,851.67 to the Applicant Landlords in five equal instalments at the rate of €370.33 per month commencing on the date that is within 14 days of the date of issue of this Order, being arrears of rent of €620.00 and repairing, replacement and cleaning costs of €1,731.67, having deducted the entire of the security deposit of €500.00, in respect of the tenancy of the dwelling at 17 Church Manor, Church Road, Ballina, Co. Mayo.
2. For the avoidance of doubt any default in the payment of the monthly instalments of €370.33 shall act to cancel any further deferral and the balance due at the date of default of the monthly payments shall immediately become due and owing to the Applicant Landlords.

This Order was made by the Private Residential Tenancies Board on 6 April 2011.

Orla Coyne
Chairperson

Duly authorised to sign on behalf of the Board

Anne Marie Caulfield
Director

Duly authorised to sign on behalf of the Board