

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR 988/2010**

In the matter of Abbeylawn Construction ( Applicant Landlord ) and Cecilia Keane ( Respondent Tenant ) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

1. The Respondent Tenant shall pay the total sum of €3,176.37 to the Applicant Landlord, at the rate of €264.70 per month, on the 1<sup>st</sup> day of each month commencing on the date that is within 1 month of the issue of this Order, being rent arrears of €1,650.00 and the sum of €2,126.37 for damage in excess of normal wear and tear, having deducted the justifiably retained security of €600.00, in respect of the tenancy of the dwelling at 25 The Cloisters, Abbeydorney, Co. Kerry.
2. For the avoidance of doubt any default in the payment of the monthly instalments of €264.70 shall act to cancel any further deferral and the balance due at the date of the default of the monthly payments shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 27 April 2011.

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Orla Coyne  
Chairperson

Duly authorised to sign on behalf of the Board

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Anne Marie Caulfield  
Director

Duly authorised to sign on behalf of the Board