

Private Residential Tenancies Board

Determination Order

Ref: TR02/DR1056/2011

In the matter of Jamie Kavanagh (Appellant Tenant) and Murali Krishna Sayana (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Appellant Tenant shall pay the sum of €406 to the Respondent Landlord within twenty eight days from the date of issue of this Order, being arrears of rent of €276 together with a sum of €1,380 being thirtyfive days rent in lieu of a valid Notice of Termination in respect of the dwelling at 8 Belarmine Way, Newtownlittle, Stepside, Dublin 18, less the Tenant's deposit of €1,250 justifiably withheld.
2. The enforcement of this Order shall be deferred and the Appellant Tenant shall pay the sum of €406 by way of three monthly payments of €100 and a fourth monthly payment of €106 each and every month, the first payment to be made within twenty eight days from the date of issue of this Order until the sum outstanding of €406 has been discharged.
3. For the avoidance of doubt, any default in the payment of the monthly instalments set out in paragraph 2 hereof 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 Respondent Landlord.

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

Orla Coyne
Board Member
Duly authorised to sign on behalf of the Board

Kathryn Ward
Assistant Director
Duly authorised to sign on behalf of the Board