

Private Residential Tenancies Board

Determination Order

Ref: DR0614-12524

In the matter of Michael Meally [Applicant Landlord] and Shane Fennelly, Daniel Dorney [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenants shall pay the total sum of €2,050 to the Applicant Landlord, in 3 consecutive monthly payments of €500, on the 28th day of each month, followed by one further payment of €550 in the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €1300 and €1500 in respect of damage above normal wear and tear, having deducted the entire of the justifiably retained security deposit of €750, in respect of the tenancy of the dwelling at Streamside, Cloneen, Crettyard, via Carlow, Co. Kilkenny.
2. The enforcement of this Order for such payment of €2,050 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlord on each due date until such time as the total sum of €2,050 has been paid in full.
3. For the avoidance of doubt any default in the payment of a monthly instalment 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 Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 16 January 2015.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Padraig McGoldrick

Assistant Director

Duly authorised to sign on behalf of the Board