

Private Residential Tenancies Board

Determination Order

Ref: DR1114-15118

In the matter of Trevor Wilde, Natalie Wilde [Applicant Landlords] and Rachael Shortt [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 28th October 2014 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 38 Fernwood Park, Springfield, Tallaght, Dublin 24 is invalid.
2. The Respondent Tenant shall pay the total sum of €2705.50 to the Applicant Landlord at the rate of €500 per month, on the 28th day of each month for 5 consecutive months, followed by a final payment of €205.50 on the 28th day of the 6th month, payment commencing the next month after the issue of the Order, being rent arrears of €2705.50 in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment will be deferred and the sum owing will be reduced by the cumulative sum paid in the monthly instalments of €500 made by the Respondent Tenant to the Applicant Landlord on each due date until the sum of €2705.50 has been paid in full.
4. For the avoidance of doubt any default in the payment of the monthly instalments of €500 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 27 May 2015.



Catriona Walsh
Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board