

Private Residential Tenancies Board

Determination Order

Ref: DR1114-15126

In the matter of Brian Dunne [Applicant Landlord] and Karl Ward [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

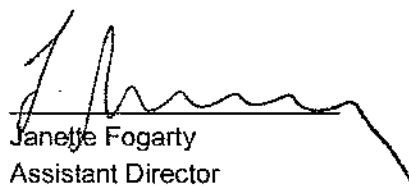
1. The Respondent Tenant shall pay €3,116.95 to the Applicant Landlord in 4 consecutive monthly payments of €700 on the 28th day of each month followed by one payment of €316.95 in the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €2,648.60 plus the sum of €1,218.35 for the Respondent Tenant's breach of his obligations under the Act in failing to pay the rent as it falls due and for the unlawful termination of the tenancy, having deducted the entire of the justifiably retained security deposit of €750.00, in respect of the tenancy of the dwelling at 18 The Glen, Waterville Road, Bettyglen, Dublin 5.
2. The enforcement of this Order for such payment of €3,116.95 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €3,116.95 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 13 March 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