

## Private Residential Tenancies Board

### Determination Order

Ref: DR1214-15547

In the matter of Sheila McDonagh [Applicant Landlord] and Paul Troy [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

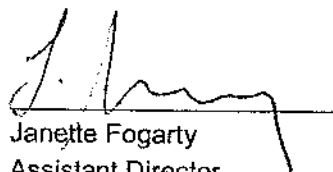
1. The Respondent Tenant shall pay €3,598.77 to the Applicant Landlord, in seven consecutive monthly payments of €500.00 on the 28th day of each month, followed by one payment of €98.77 in the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €3,598.77, plus damages of €900.00 for breach of tenant obligations under the Act, having deducted the entire of the justifiably retained security deposit of €900.00, in respect of the tenancy of the dwelling at 22 Exchange Hall, Tallaght, Dublin 24.
2. The enforcement of the Order for such payment of €3,598.77 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 the total sum of €3,598.77 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 payment shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 10 April 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