

## Private Residential Tenancies Board

### Determination Order

**Ref: DR1214-15690**

In the matter of Bernadette Barry [Applicant Landlord] and Philip Furlong [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 the total sum of €1,755.00 to the Applicant Landlords, in 3 consecutive monthly payments of €500.00, on the 28th day of each month, followed by one payment of €255.00 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears in the sum of €1,190.00 plus damages in the sum of €965.00 for breach of tenant obligations for the unlawful termination of a fixed term tenancy and the failure to pay rent as it falls due, having deducted the entire of the justifiably retained security deposit of €400.00, in respect of the tenancy of the dwelling at Knocknoran, Kilmore, Co Wexford.
2. The enforcement of this Order for such payment of €1,755.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlords, on each due date, until such time as the total sum of €1,755.00 has been paid in full.
3. For the avoidance of doubt, any default in the payment of a monthly instalment of €500.00 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 Landlords.

This Order was made by the Private Residential Tenancies Board on 05 June 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