

## Private Residential Tenancies Board

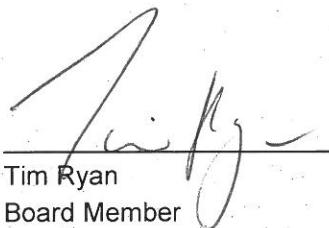
### Determination Order

Ref: DR0512-00372

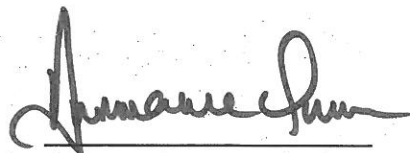
In the matter of Una O'Connor, Frank Carr [Applicant Landlord(s)] and Anita Teresa Arnold [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay €7,819.89 to the Applicant Landlord in 11 consecutive monthly payments of €651.66 on the 28th day of each month followed by one payment of €651.63 in the immediately succeeding month commencing on the 28th day of the month immediately following the date of issue of this Order. This sum represents rent arrears of €7,440 together with the sum of €379.89 for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 69 Castlegrange Square, Clondalkin, Dublin 22.
2. The enforcement of this Order for such payment of €7,819.89 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalment(s) made by the Respondent Tenant to the Applicant Landlord at the date of default until such time as the total sum of €7,819.89 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 Respondent Landlord.

This Order was made by the Private Residential Tenancies Board on 17 May 2013.



Tim Ryan  
Board Member  
Duly authorised to sign on behalf of the Board



Annmarie Quinn  
Assistant Director  
Duly authorised to sign on behalf of the Board