

Private Residential Tenancies Board


Determination Order

Ref: DR0712-01687

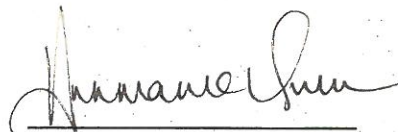
In the matter of Conor Donovan [Applicant Tenant] and Moira Ryan [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenant's application regarding deposit retention in respect of the tenancy of Apartment 2, 201 Lower Kimmage Road, Kimmage, Dublin 12, is not upheld.
2. The Respondent Tenant shall pay €346.99 to the Applicant Landlord in 3 consecutive monthly payments of €100 on the 28th day of each month followed by one payment of €46.99 in the immediately succeeding month commencing on the 28th day of the month immediately following the date of issue of this Order, being the sum of €1,346.99 for damage in excess of normal wear and tear, having deducted the entire of the justifiably retained security deposit of €1,000.00, in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment of €346.99 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 €346.99 has been paid in full.
4. 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

