

Private Residential Tenancies Board

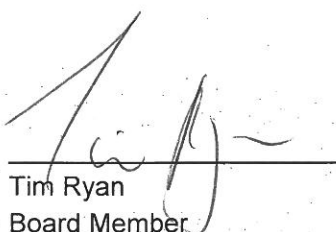
Determination Order

Ref: DR0712-01785

In the matter of Paco Maurer, Arthur Marguerite, Aude Buffard, Nathalie Pontier [Applicant Tenant(s)] and David Fox [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

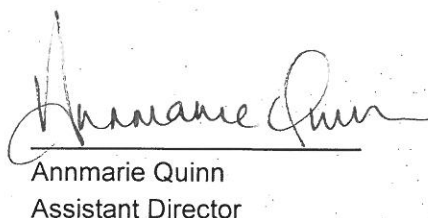
1. The Respondent Landlord shall pay €1,850 to the Applicant Tenants in 2 consecutive monthly payments of €925 on the 28th day of each month commencing on the 28th day of the month immediately following the date of issue of this Order. This sum represents the unjustifiably withheld security deposit of €1,450 plus €400 in damages for breach of landlord obligations under the Act, in respect of the tenancy of the dwelling at 22 Cumberland St. South, Dublin 2.
2. The enforcement of this Order for such payment of €1,850 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalment(s) made by the Respondent Landlord to the Applicant Tenants at the date of default until such time as the total sum of €1,850 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 Tenants.

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