

Private Residential Tenancies Board

Determination Order

Ref: DR0113-04058

In the matter of Niall O'Hara [Applicant Landlord] and Gary Gibbons, Melissa Mc Mahon [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord is not in breach of his obligations pursuant to section 12 of the Residential Tenancies Act 2004 in respect of the tenancy of the dwelling at 76 Magenta Hall, Santry, Dublin 9.
2. The Respondent Tenants shall pay the total sum of €2,478.00 to the Applicant Landlord, in 6 consecutive monthly payments of €413.00 on the 28th day of each month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €2,274.00 plus damages of €204.00, in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment of €2,478.00 will be deferred and the total sum owing will be reduced by the number of monthly instalments made by the Respondent Tenants to the Applicant Landlord on each due date until such time as the total sum of €2,478.00 has been paid in full.
4. For the avoidance of doubt any default in the payment of the monthly instalments of €413.00 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 22 October 2014.

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

