

Private Residential Tenancies Board

Determination Order

Ref: DR0113-04067

In the matter of Karl Quinn [Applicant Tenant] and Dermot Kidd, Sarah Pentony [Respondent Landlord(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

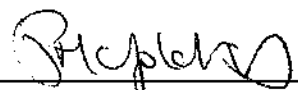
1. The Notice of Termination served on 20 March 2013, by the Respondent Landlord on the Applicant Tenant, in respect of the dwelling at 62b, Glasnevin Hill, Glasnevin, Dublin 9 is invalid.
2. The Applicant Tenant shall pay €2,500 to the Respondent Landlord in five consecutive monthly payments of €500 on the 20th day of each month commencing on the 20th day of the month immediately following the date of issue of this Order, being rent arrears of €2,500, in respect of the tenancy of the dwelling at 62b, Glasnevin Hill, Glasnevin, Dublin 9.
3. The enforcement of this Order for such payment of €2,500 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalments made by the Applicant Tenant to the Respondent Landlord, on each due date, until such time as the total sum of €2,500 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.
5. The Applicant Tenant shall also pay any further rent outstanding from 08 April 2013, at the rate of €500 per month, or proportional part thereof at the rate of €16.44 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Private Residential Tenancies Board on 24 June 2014.



Catriona Walsh
Chairperson

Duly authorised to sign on behalf of the Board



Padraig McGoldrick
Assistant Director

Duly authorised to sign on behalf of the Board