

Private Residential Tenancies Board

Determination Order

Ref: DR0113-04230

In the matter of Joe Monaghan [Applicant Landlord] and Sean O'Hara [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

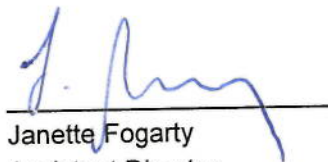
1. The Respondent Tenant shall pay €6,235.81 to the Applicant Landlord in 15 consecutive monthly payments of €400 on the 28th day of each month followed by one payment of €235.81 in the immediately succeeding month commencing on the 28th day of the month immediately following the date of issue of this Order. This sum being rent arrears of €2,365.42, plus €4,120.39 damages for breach of the Respondent Tenant's obligations pursuant to Section 16(f) of the Act in causing damage in excess of normal wear and tear and €250 damages for failure to pay the rent arrears and having deducted the justifiably retained security deposit of €500 in respect of the tenancy of the dwelling at 39 Eyre Street, First Floor Apartment, Galway.
2. The enforcement of this Order for such payment of €6,235.81 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 on each due date until such time as the total sum of €6,235.81 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 Landlord.

This Order was made by the Private Residential Tenancies Board on 17 June 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

