

Private Residential Tenancies Board

Determination Order

Ref: DR0412-00089

In the matter of Barina Consutruction Limited [Applicant Landlord] and Alan O'Brien [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

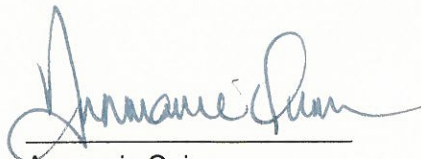
1. The Respondent Tenant shall pay €3,300.00 to the Applicant Landlord in 4 consecutive monthly payments of €825.00 on the 28th day of each month commencing on the 28th day of the month immediately following the date of issue of this Order. This sum represents rent arrears of €1,355.99 plus damages of €2,894.01 in respect of loss of rent, having deducted the entire of the justifiably retained security deposit of €950.00, in respect of the tenancy of the dwelling at 17 Willow Close, Primrose Gate, Celbridge, Co. Kildare.
2. The enforcement of this Order for such payment of €3,300.00 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 €3,300.00 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 Respondent Landlord.

This Order was made by the Private Residential Tenancies Board on 14 March 2013.



John Tiernan
Board Member

Duly authorised to sign on behalf of the Board



Annmarie Quinn
Assistant Director

Duly authorised to sign on behalf of the Board