

## Private Residential Tenancies Board

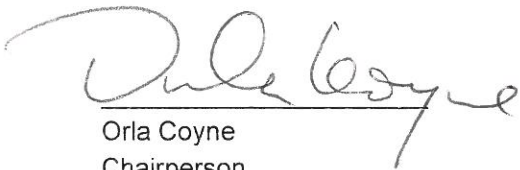
### Determination Order

**Ref: DR0412-00102**

In the matter of Michael Fagan [Applicant Landlord] and Bernice Fernihough [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

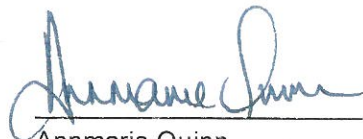
1. The Respondent Tenant shall pay €1,553.50 to the Applicant Landlord in 62 consecutive weekly payments of €25.00 on Friday of each week followed by one payment of €3.50 in the immediately succeeding week, commencing on the Friday of the week immediately following the date of issue of this Order. This sum represent rent arrears of €1,950.00 together with the sum of €253.50 for damage in excess of normal wear and tear, having deducted the entire of the justifiably retained security deposit of €650.00, in respect of the tenancy of the dwelling at 116 Laurel Grove, Tagoat, Rosslare Harbour, Co. Wexford.
2. The enforcement of this Order for such payment of €1,553.50 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 €1,553.50 has been paid in full.
3. For the avoidance of doubt any default in the payment of the weekly installments of €25.00 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 21 February 2013.



Orla Coyne  
Chairperson

Duly authorised to sign on behalf of the Board



Annmarie Quinn  
Assistant Director

Duly authorised to sign on behalf of the Board