

Private Residential Tenancies Board

Determination Order

Ref: DR0512-00266

In the matter of Anne Molloy [Applicant Landlord] and Elena Carmen Negreanu, Andreea Negreanu [Respondent Tenants] 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 26 January 2012, by the Applicant Landlord's Agent on the Respondent Tenants, in respect of the tenancy of the dwelling at 22 Monkstown Square, Blackrock, Co. Dublin, is invalid.
2. The Respondent Tenants shall pay €10,000.00 to the Applicant Landlord in 20 consecutive monthly payments of €500.00, 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, in respect of the tenancy of the dwelling at 22 Monkstown Square, Blackrock, Co. Dublin.
3. The enforcement of this Order for such payment of €10,000.00 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalments, made by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €10,000.00 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 shall immediately become due and owing to the Applicant Landlord.
5. The Respondent Tenants shall also pay any further rent outstanding from 06 June 2012 at the rate of €1,000.00 per month, 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 they vacate the above dwelling.

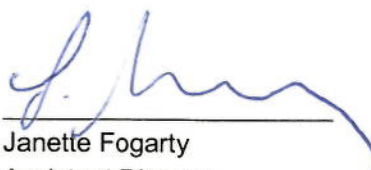
This Order was made by the Private Residential Tenancies Board on 22 October 2014.



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