

Private Residential Tenancies Board

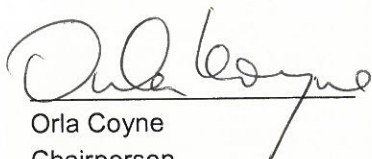
Determination Order

Ref: DR0512-00554

In the matter of Peter Ozonyia [Applicant Tenant] and Trevor McDonnell [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

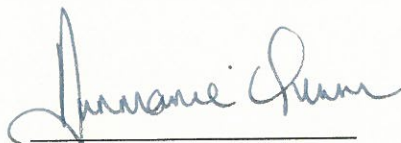
1. The Respondent Landlord shall pay the total sum of €7,476.35 to the Applicant Tenant at the rate of €800.00 per calendar month for 9 months and one final payment of €276.35 in the final and consecutive month, on the 28th day of each month, commencing the next month after the date of issue of the Order. This sum represents damages of €8,000.00 for the unlawful termination of the tenancy, plus damages of €400.00 for the failure of the Respondent Landlord to allow the Applicant Tenants peaceful and exclusive occupation, plus damages of €200.00 for breach of landlord obligations in failing to carry out necessary repairs and replacements, together with the unjustifiably retained security deposit of €1,200.00, having deducted the sum of €2,123.65 being rent arrears and having deducted damages of €200.00 for breach of tenant obligations in failing to pay the rent, in respect of the tenancy of the dwelling at 2A Woodvale Garth, Clonsilla, Dublin 15.
2. The enforcement of this Order for such payment will be deferred and the total sum owing will be reduced by the monies paid to the Applicant Tenants on each due date until the sum of €7,476.35 has been paid in full.
3. For the avoidance of doubt any default in the payment of the monthly instalments 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 Tenants.

This Order was made by the Private Residential Tenancies Board on 12 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

