

Private Residential Tenancies Board

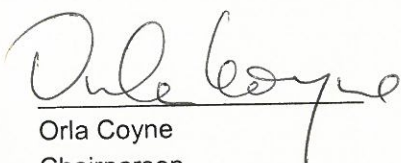
Determination Order

Ref: DR0512-00960

In the matter of Colin Doyle [Applicant Landlord] and Joseph Douglas [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

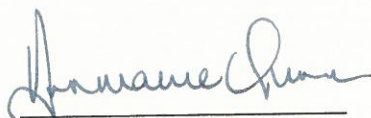
1. The Notice of Termination served on 3 August 2011 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 5 Woodlands Grove, Arklow, Co. Wicklow, is valid.
2. The Respondent Tenant shall pay the total sum of €9,276.01 to the Applicant Landlord, at the rate of €300.00 per month for 30 months and one final payment of €276.01 in the final and consecutive month, on the 28th day of each month, commencing the next month after the date of issue of this Order. This sum represents rent arrears of €10,085.31, having deducted the entire of the justifiably retained security deposit of €809.30, in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment shall be deferred and the total sum owing will be reduced by the monies paid to the Applicant Landlord on each due date until the sum of €9,276.01 has been paid in full.
4. 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 Landlord.

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

