

Private Residential Tenancies Board

Determination Order

Ref: DR0512-00969

In the matter of Helen Waugh [Applicant Landlord] and Marcailla McGuinness [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

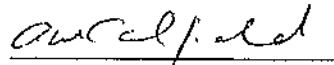
1. The Respondent Tenant shall pay the total sum of €10,440.00 to the Applicant Landlord by ten consecutive monthly payments of €1,044.00 on the 28th day of each month, commencing the next month after the issue of this Order. This sum represents rent arrears of €620.00, damages of €1,800 for the period prior to the re-letting of the dwelling, damages in the sum of €7,420.00 for damage over and above normal wear and tear, and €1,500.00 for loss and inconvenience suffered by the Applicant Landlord due to the breaches by the Respondent Tenant of her obligations under the tenancy, having deducted the entire of the justifiably retained security deposit of €900.00, in respect of the tenancy of the dwelling at 31 Rosedale, Tyrconnel Street, Inchicore, Dublin 8.
2. The enforcement of this Order for such payment of €10,440.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalment(s) made by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €10,440.00 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 Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 11 December 2014.



Catriona Walsh
Chairperson

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield
Director

Duly authorised to sign on behalf of the Board