

Private Residential Tenancies Board

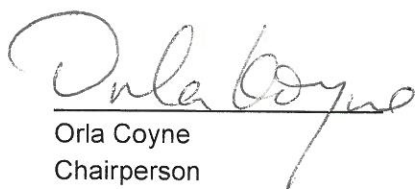
Determination Order

Ref: DR0512-01005

In the matter of James Leyden [Applicant Landlord] and Mark Peacock, Sinead Peacock [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

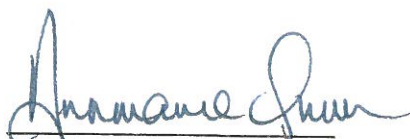
1. The Respondent Tenants shall pay €3,589.85 to the Appellant Landlord in 8 consecutive monthly payments of €400.00 on the 28th day of each month followed by one payment of €389.85 in the immediately succeeding month commencing on the 28th day of the month immediately following the date of issue of this Order, being the sum owing for rent arrears and damage to the dwelling in excess of normal wear and tear, in respect of the tenancy of the dwelling at 26 Park na Silla Rise, Loughlinstown, Co. Dublin.
2. The enforcement of this Order for such payment of €3,589.85 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 Appellant Landlord at the date of default until such time as the total sum of €3,589.85 has been paid in full.
3. For the avoidance of doubt any default in the payment of the monthly instalments of €400.00 shall act to cancel any further deferral and the balance due at the date of default of the monthly payments 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