

Private Residential Tenancies Board

Determination Order

Ref: DR0612-01087

In the matter of Danninger Residential [Applicant Landlord] and Nichola Clifford [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 €9,192.20 to the Applicant Landlord in 18 consecutive monthly payments of €500.00 on the 28th day of each month, followed by one payment of €192.20 in the immediately succeeding month commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €9,317.20, damages of €500.00 for the Respondent Tenant's failure to comply with her obligations under the Act, €50.00 towards lock replacement costs and having deducted the entire of the justifiably retained security deposit of €675.00, in respect of the tenancy of the dwelling at The Gate Lodge, Tyrconnell Street, Dublin 8.
2. The enforcement of this Order for such payment of €9,192.20 shall be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €9,192.20 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 Landlord.

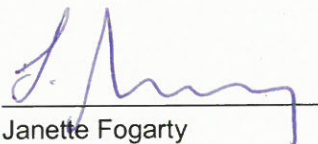
This Order was made by the Private Residential Tenancies Board on 15 August 2014.



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