

Private Residential Tenancies Board

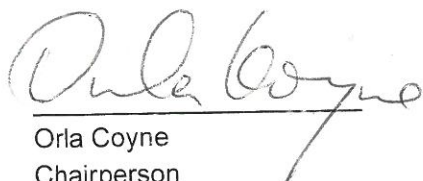
Determination Order

Ref: DR0612-01571

In the matter of David Sweeney [Applicant Landlord] and Christopher Semenowicz, Filip Grzelak [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

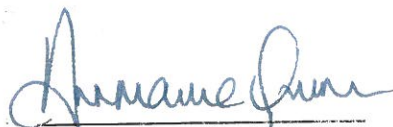
1. The Notice of Termination served on 14 October 2011 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 64 Penrose Court, Anne Street, Waterford, is invalid.
2. The Respondent Tenants shall pay €1,367.80 to the Applicant Landlord in 10 consecutive monthly payments of €136.78 on the 28th day of each month commencing on the 28th day of the month immediately following the date of issue of this Order. This sum represents rent arrears of €1,575.00 plus €317.80 for breach of tenant obligations, having deducted the entire of the justifiably retained security deposit of €525.00, in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment of €1,367.80 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 Applicant Landlord at the date of default until such time as the total sum of €1,367.80 has been paid in full.
4. For the avoidance of doubt any default in the payment of the monthly instalments of €136.78 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 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