

Private Residential Tenancies Board

Determination Order

Ref: DR0912-02651

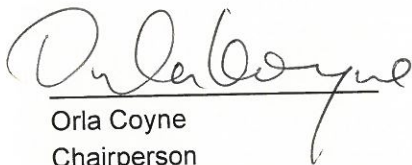
In the matter of Dennis Keeley [Applicant Landlord] and Stephen Longmore [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €2,313.30 to the Applicant Landlord in 28 consecutive monthly payments of €80 per month on the 28th day of each month and one final payment of €73.30 in the next consecutive month, commencing the next month after the date of issue of this Order. This sum represents rent arrears of €2,373.30 plus the sum of €690 for damage in excess of normal wear and tear, having deducted the entire of the justifiably retained security deposit of €750.00, in respect of the tenancy of the dwelling at 78 Rivergardens, Glasnevin, Dublin 9.

2. The enforcement of this Order for payment will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly installments by the Respondent Tenant to the Applicant Landlord on each due date until the sum of €2,313.30 has been paid in full.

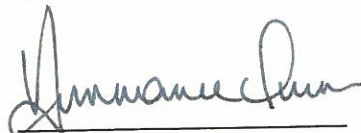
3. For the avoidance of doubt any default in the payment of a monthly installment shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 14 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

