

Private Residential Tenancies Board

Determination Order

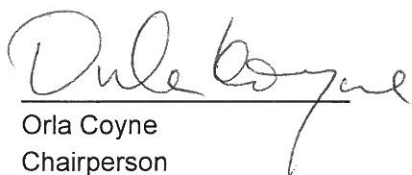
Ref: DR0912-02731

In the matter of Aidan Doyle [Applicant Tenant] and Anthony McGrath [Respondent Landlord] 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 15 October 2012 by the Respondent Landlords on the Applicant Tenant, in respect of the tenancy of the dwelling at 59 Clonattin Village, Gorey, Co Wexford, is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Applicant Tenant shall pay the total sum of €6,228.72 to the Respondent Landlord in 20 consecutive payments of €300.00 per month, on the 28th day of each month, followed by one payment of €228.72 in the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order. This sum represents rent arrears of €6,228.72 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €6,228.72 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalments made by the Applicant Tenant to the Respondent Landlord at the date of default until such time as the total sum of €6,228.72 has been paid in full.
5. 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 Respondent Landlord.
6. The Applicant Tenant shall also pay any further rent outstanding from 6 December 2012, both at the rate of €600.00 per month and €19.72 per day where a full month does not apply, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.

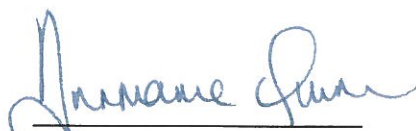
7. The Respondent Landlord shall refund the entire of the security deposit of €850.00 to the Applicant Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 05 March 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

