

## Private Residential Tenancies Board

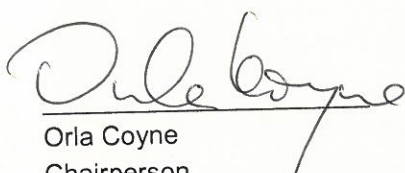
### Determination Order

Ref: DR1012-02926

In the matter of Christopher Junior Moran [Applicant Landlord] and David Leonard [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

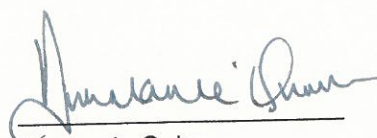
1. The Respondent Tenant shall pay to the Applicant Landlord the total sum of €4,397.93 in 10 consecutive monthly payments of €400 on the 1st day of each month followed by one payment of €397.93 in the immediately succeeding month, commencing on the 1st day of the month immediately following the date of issue of this Order, being €2,700.00 in respect of rent arrears and €2,597.93 for damage in excess of normal wear and tear, having deducted the entirety of the justifiably retained security deposit of €900.00, in respect of the tenancy of the dwelling at 46 Moulden Bridge, Ratoath, County Meath.
2. The enforcement of this Order for such payment of €4,397.93 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 €4,397.93 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 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 12 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