

Private Residential Tenancies Board

Determination Order

Ref: DR0214-10506

In the matter of Liam Dowdall (Receivers), The Elliott Group (In Receivership) [Applicant Landlords] and Jason Byrne [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 €7,165.74 to the Applicant Landlord, in 7 equal instalments at the rate of €1000 per calendar month, on the 28th day of each month, followed by one further instalment of €165.74 in the immediately succeeding month after the issue of this Order, being rent arrears of €5,274.52 and costs associated with repairing damage in excess of normal wear and tear of €2,791.22, and having deducted the justifiably retained security deposit of €900 in respect of the tenancy of the dwelling at Apartment 93, The Beeches, Carrington, Northwood, Santry, Dublin 9.
2. The enforcement of this Order for such payment will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until the sum of €7,165.74 has been paid in full.
3. For the avoidance of any doubt, any default in the payment of the monthly instalment of €1000 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 3 October 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

