

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0314-10872**

In the matter of Susan Byrne [Applicant Landlord] and Esther Bolarin [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 €2,248.82 to the Applicant Landlord, at the rate of €50.00 per week, on the Friday of each week, for 44 consecutive weeks, followed by a final instalment of €48.82 on the Friday of the 45th week, payment commencing the first Friday after the issue of the Determination Order. This sum being rent arrears in the sum of €2,885.63 together with €363.20 for damage in excess of normal wear and tear having deducted the entire of the justifiably retained security deposit of €1,000.00, in respect of the tenancy of the dwelling at 16 Park Rise, Phelim Wood, Tullow, County Carlow.
2. The enforcement of the Determination Order for such payment will be deferred and the total sum owing will be reduced by the number of weekly instalments of €50.00 made by the Respondent Tenant to the Applicant Landlord on each due date until the sum of €2,248.82 has been paid in full.
3. For the avoidance of doubt any default in the payment of the weekly instalments of €50.00 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 03 October 2014.



Catriona Walsh  
Chairperson

Duly authorised to sign on behalf of the Board



Jahette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board

