

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0614-12664**

In the matter of Marie Mc Guinness [Applicant Landlord] and Gerard Farrelly [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

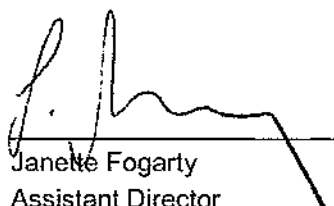
1. The Notice of Termination served on 09 June 2014 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Barn Hill, Tierney Street, Ardee, Co. Louth, is invalid.
2. The Respondent Tenant shall pay €2,159 to the Applicant Landlord, in 4 consecutive monthly payments of €500 on the 28th day of each month, followed by one payment of €159 in the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €1759 and damages of €400 for breach of tenant obligations, in respect of the tenancy of the above dwelling.
3. The Respondent Tenant shall also pay any further rent outstanding from 28 July, 2014, at a rate of €38 per week, or proportional apt thereof at the rate of €5.41 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as the tenancy is validly terminated.
4. The enforcement of this Order for such payment will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €2,159 has been paid in full.
5. For the avoidance of doubt, any default in the payment of a monthly instalment 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 10 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