

## Private Residential Tenancies Board

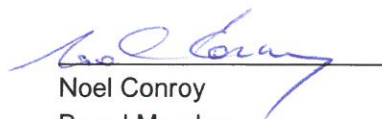
### Determination Order

**Ref: DR0116-23462**

In the matter of Martina Smith [Applicant/Respondent Tenant] and Stephen Walsh [Respondent/Applicant 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 the 29th November 2015 by the Respondent/Applicant Landlord on the Applicant/Respondent Tenant in respect of the tenancy of the dwelling at 21 Newlands Road, Clondalkin, Dublin 22 is invalid.
2. The Applicant/Respondent Tenant shall pay the sum of €5,600 to the Respondent/Applicant Landlord in 5 consecutive monthly payments of €1,000 on the first day of each month followed by one payment of €600 on the first day of the immediately succeeding month commencing on the 1st day of the month immediately following the date of issue of this Order being rent arrears of €5,600 in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment of €5600 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Applicant/Respondent Tenant to the Respondent/Applicant Landlord on each due date until such time as the total sum of €5600 has been paid in full.
4. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Respondent/Applicant Landlord.
5. The Applicant/Respondent Tenant shall also pay any further rent outstanding from the 1st day of March at the rate of €1400 per month, 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 she vacates the above dwelling.
6. There is no security deposit held in respect of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 15 March 2016.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin  
Higher Executive Officer

Duly authorised to sign on behalf of the Board