

## Residential Tenancies Board

### Determination Order

**Ref: DR0216-23975**

In the matter of Bryan Murphy, Christina Murphy [Applicant Landlords] and Estefanus Jordan (Steve) Sapthu, Edwine Dorothea (Wieneke) Sapthu Kolmus [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

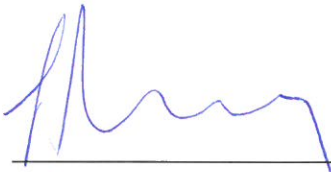
1. The Respondent Tenants shall pay the total sum of €1,728.43 to the Applicant Landlords, in 3 consecutive monthly payments of €500.00, on the 28th day of each month, followed by one payment of €228.43 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €2,222.48 plus outstanding utility amounts of €685.95 plus costs of €120.00 in relation to the breach by the Respondent Tenants of their obligations under section 16(e) of the Act having deducted the entire of the justifiably retained security deposit of €1,300.00 in respect of the tenancy of the dwelling at 36 Woodbrook Hall, Carpenterstown, Castleknock, Dublin 15.
2. The enforcement of this Order for such payment of €1,728.43 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlords on each due date until such time as the total sum of €1,728.43 has been paid in full.
3. 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 of any such monthly payment shall immediately become due and owing to the Applicant Landlords.

This Order was made by the Residential Tenancies Board on 03 May 2016.



Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board