

## Private Residential Tenancies Board

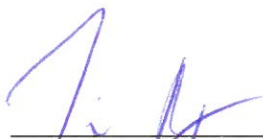
### Determination Order

**Ref: DR1115-22529**

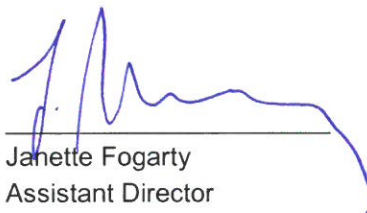
In the matter of Alex Burns [Applicant Landlord] and Alana Dempsey [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €4050 to the Applicant Landlord in six consecutive monthly payments of €600 on the 1st day of each month followed by one payment of €450 on the 1st 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 €4700 having deducted the entire of the justifiably retained security deposit of €650 in respect of the tenancy of the dwelling at 77 Woodlands Park, Arklow, Co. Wicklow.
2. The enforcement of this Order for such payment of €4,050 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 €4050 has been paid in full.
3. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall 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 Landlord.

This Order was made by the Private Residential Tenancies Board on 05 April 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