

## Private Residential Tenancies Board

### Determination Order

**Ref: DR1215-22771**

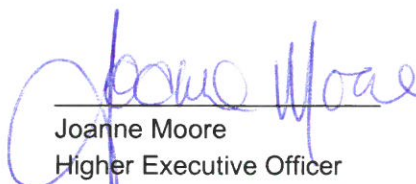
In the matter of Vincent McDonnell [Applicant Landlord] and Ayodeji Akanji Ottu [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 07th October 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 14A Aras Na Cluaine, Yellow Meadows, Clondalkin, Dublin 22, is invalid.
2. The Respondent Tenant shall pay the total sum of €3,498.80 to the Applicant Landlord, in 5 consecutive monthly payments of €585.00, on the 28th day of each month, followed by one payment of €573.80 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of the Order, being rent arrears of €3,298.80 plus damages of €200.00 for the consequences of altering a locking system on a door giving entry to the dwelling, in respect of the tenancy of the above dwelling.
3. The enforcement of the Order for such payment of €3,498.80 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 €3,498.80 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 Applicant Landlord.
5. The Respondent Tenant shall also pay any further rent outstanding from 01st February 2016, at the rate of €1,000.00 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 the tenancy of the above dwelling is terminated.

This Order was made by the Private Residential Tenancies Board on 04 March 2016.



Tim Ryan  
Board Member  
Duly authorised to sign on behalf of the Board



Joanne Moore  
Higher Executive Officer  
Duly authorised to sign on behalf of the Board