

Private Residential Tenancies Board

Determination Order

Ref: DR1215-23114

In the matter of Paul Etherson, Alfie Devine [Applicant Landlords] and Colette Agbor [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 by the Applicant Landlord on the 15th day of June 2015 on the Respondent Tenant in respect of the tenancy of the dwelling at 64 Griffin Rath Manor, Celbridge Road, Maynooth, Co Kildare is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €33,495.88 to the Applicant Landlords in 66 consecutive monthly payments of €500 on the 28th day of each month, followed by one payment of €495.88 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 €32,745.88 and damages of €750 for breach of tenant obligations to pay rent in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 16 February 2016 to the Applicants at the rate of €1400.00 per month or proportionate part thereof at the rate of €46.03 per day, 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.
5. The enforcement of the Order for such payment of €33,495.88 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly installments made by the Respondent Tenant to the Applicant Landlords on each due date until the sum of €33,495.88 has been paid in full.
6. For the avoidance of doubt any default in the payment of any of the monthly installments 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 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