

## Private Residential Tenancies Board

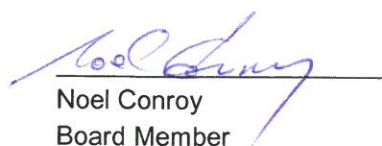
### Determination Order

Ref: DR1115-22527

In the matter of John Ryan [Applicant Landlord] and Deborah McDonnell, Anthony McDonnell [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

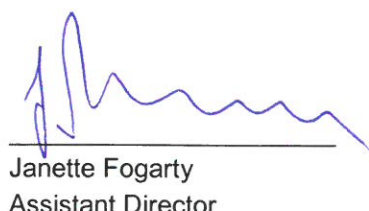
1. The Notice of Termination served on the 11th November 2015 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Flat 4, 42 South Circular Road, Dublin 8 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,200.00 to the Applicant Landlord, in 6 consecutive monthly payments of €500.00, on the 1st day of each month, followed by one payment of €200.00 on the 1st day of the immediately succeeding month, commencing on the 1st day of the month immediately following the date of issue of the Order, being rent arrears of €3,200.00 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €3,200.00 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 €3,200.00 has been paid in full.
5. 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.
6. The Respondent Tenants shall pay rent at the rate of €100.00 per week or proportionate part thereof at the rate of €14.29 per day until such time as they vacate the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €400.00 to the Respondent Tenants upon the Respondents Tenants vacating and giving up possession of the above dwelling less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 23 February 2016.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board