

Private Residential Tenancies Board

Determination Order

Ref: DR0715-19409

In the matter of Denis O' Donovan [Applicant Landlord] and Lisa Sherlock [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

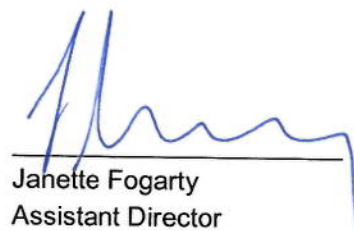
1. The Respondent Tenant shall pay the total sum of €4486.58 to the Applicant Landlord, in 9 consecutive monthly payments of €448 on the 20th day of each month commencing on the 20th day of the month immediately following the date of issue of the Order followed by one payment of €454.58 on the 20th day of the immediately succeeding month,. This sum represents rent arrears in the sum of €2158.78 and the sum of €2417.80 being the cost of repairing and replacing items damaged in excess of what can be said to be normal wear and tear together with damages in the sum of €660, having deducted the entire of the justifiably retained security deposit of €750, in respect of the tenancy of the dwelling at 3 Hillcrest, Monavalley, Tralee, Co. Kerry.
2. The enforcement of this Order for such payment of €4486.58 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 €4486.58 has been paid in full.
3. 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 Landlords.

This Order was made by the Private Residential Tenancies Board on 22 January 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