

## **Private Residential Tenancies Board**


### **Determination Order**

**Ref: DR1015-21736**

In the matter of Barina Construction Limited [Applicant Landlord] and Michael Doogan, Ciara Brennan [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 3 September 2015 by the Applicant's Representative on the Respondent Tenants in respect of the tenancy of the dwelling at 6 Willow Way, Primrose Gate, Celbridge, Co. Kildare 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 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €4414.40 to the Applicant Landlord, in 10 consecutive monthly payments of €400.00 on the 28th day of each month, followed by one payment of €414.40 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €3914.40 and damages of €500.00 for failing to pay the rent when due, in respect of the tenancy of the above dwelling.
4. The enforcement of the Order for such payment of €4414.40 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 Landlord on each due date until such time as the total sum of €4414.40 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 also pay any further rent outstanding from 4 December 2015 at the rate of €1250.00 per month, or proportionate part thereof at the rate of €41.10 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as they vacate the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €1250.00 to the Respondent Tenant, upon the Respondent Tenant 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 22 January 2016.



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Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board



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Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board