

Private Residential Tenancies Board

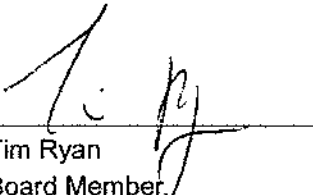
Determination Order

Ref: DR1115-22077

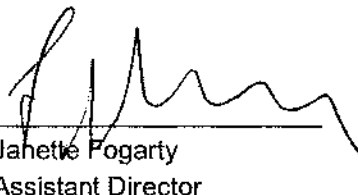
In the matter of John Brosnan, Breda Brosnan [Applicant Landlords] and Amanda O'Hanlon [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 21st August 2015, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 22 Meelish Close, John B Keane Road, Listowel, Co. Kerry, 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 56 days of the date of issue of the Order;
3. The Respondent Tenant shall pay the total sum of €4,100 to the Applicant Landlord, in 10 equal instalments at the rate of €400 per calendar month, on the 28th day of each month, followed by one further instalment of €100 in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €4,000 and damages of €100 for breach of obligations in respect of the tenancy of the above dwelling;
4. The enforcement of the Order for such payment will be deferred and the total sum owing will be reduced by the number of monthly instalments of €400 made to the Applicant Landlord on each due date until the sum of €4,100 has been paid in full;
5. For the avoidance of doubt any default in the payment of the monthly instalments of €400 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.
6. The Respondent Tenant shall also pay any further rent outstanding from 7.12.15, at the rate of €125 per week, 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 she vacates the above dwelling.

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