

Private Residential Tenancies Board

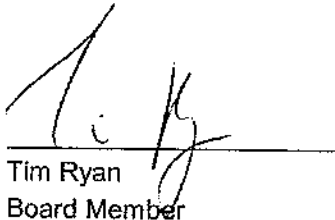
Determination Order

Ref: DR1115-22249

In the matter of Margaret Dawe [Applicant Landlord] and Peter Delaney [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 18 September 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 34 Rivercourt, Drogheda, County Louth is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 14th January 2016 or within 7 days of the making of this Order, whichever is the later.
3. The Respondent Tenant shall pay the total sum of €6,490 to the Applicant Landlord in 49 consecutive monthly payments of €130, on the 28th day of each month, followed by one payment of €120 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.
4. The enforcement of the Order for such payment of €6,490 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 €6,490 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 Tenant shall also pay any further rent outstanding from 29 November 2015 at the rate of €600 per month or proportionate part thereof at the rate of €19.73 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 he vacates and gives up possession of the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €750 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.

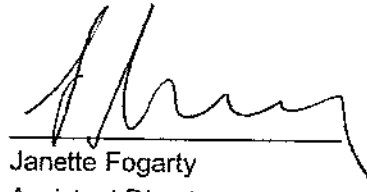
This Order was made by the Private Residential Tenancies Board on 22 January 2016.

A handwritten signature in black ink, appearing to read 'Tim Ryan', written over a horizontal line.

Tim Ryan

Board Member

Duly authorised to sign on behalf of the Board

A handwritten signature in black ink, appearing to read 'Janette Fogarty', written over a horizontal line.

Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board