

## Private Residential Tenancies Board

### Determination Order

**Ref: DR1215-22823**

In the matter of John Marron [Applicant Landlord] and Liena Bosakova [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

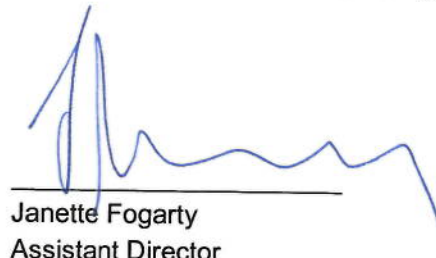
1. The Notice of Termination served on 5 August 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at No. 25 Maigh Glas, Liscarra, Carrick on Shannon, Co. Leitrim is valid.
2. The Respondent Tenant shall pay the total sum of €23155.28 to the Applicant Landlord, in 47 consecutive monthly payments of €480.00, on the 28th day of each month, followed by one payment of €595.28 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 €9530.28, plus repairs and renewals of €13000.00 and damages of €1000.00 for the tenants failure to comply with her obligations under the Act, having deducted the entire of the justifiably retained security deposit of €375.00 in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment of €480.00 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 €23155.28 has been paid in full.
4. 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.

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