

## Residential Tenancies Board

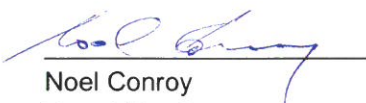
### Determination Order

**Ref: DR0516-26373**

In the matter of Michael O'Shea [Applicant Landlord] and Gillian MacNamara [Respondent Tenant] the 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 €3161.58 to the Applicant Landlord, in 10 equal installments at the rate of €300.00 per calendar month, on the 28th day of each month, followed by one further instalment of €161.58 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears of €1406.07, plus repairs and renewals of €2455.51, having deducted the entire of the justifiably retained security deposit of €700.00, in respect of the tenancy of the dwelling at Barleyfield, Leith West, Tralee, Co. Kerry
2. 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 €300.00 made to the Applicant Landlord on each due date until the sum of €3161.58 has been paid in full
3. For the avoidance of doubt any default in the payment of the monthly instalments of €300.00 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.

This Order was made by the Residential Tenancies Board on 16 August 2016.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin  
Higher Executive Officer

Duly authorised to sign on behalf of the Board