

## Residential Tenancies Board


### Determination Order

**Ref: DR0516-26662**

In the matter of Karl Butler [Applicant Landlord] and Ryan Pedlar [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 €4,675.00 to the Applicant Landlord, in 13 equal consecutive installments at the rate of €333.93 per calendar month on the 28<sup>th</sup> day of each month, followed by one further installment of €333.91, in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €5,625.00 having deducted the entire of the justifiably retained security deposit of €850.00 and €300.00 in respect of damages for failure to maintain the property together with €200.00 for breach of obligations in failing to pay rent when it fell due, in respect of the tenancy of the dwelling at 2 Monaloe Cottages, Cornelscourt, Dublin 18.
2. The enforcement of this Order for such payment of €4,675.00 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 €4,675.00 has been paid in full.
3. 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 Residential Tenancies Board on 19 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