

## Residential Tenancies Board

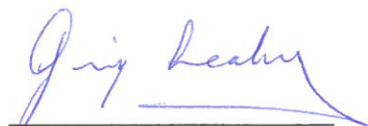
### Determination Order

**Ref: DR0616-27353**

In the matter of Seamus Lahart, Peggy Lahart [Applicant Landlords] and Lyndsey Cooney [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 €1827.57 to the Applicant Landlords, in 8 consecutive monthly payments of €200.00 followed by one further instalment of €227.57 in the immediately succeeding month, on the 5th day of each month commencing on the 5th day of the month immediately following the date of issue of the Order. This sum represents rent arrears in the sum of €1,138.57 and the sum of €739.00 being the cost of repairing and replacing items damaged in excess of what can be said to be normal wear and tear together with damages in the sum of €450.00 in this regard, having deducted the entire of the justifiably retained security deposit of €500.00, in respect of the tenancy of the dwelling at 50 Cashel Road, Clonmel, Co. Tipperary.
2. The enforcement of this Order for such payment of €1827.57 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 Landlords on each due date until such time as the total sum of €1827.57 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 Landlords.

This Order was made by the Residential Tenancies Board on 02 September 2016.



Jimmy Leahy  
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