

Residential Tenancies Board

Determination Order

Ref: DR1016-30035

In the matter of Neil Doherty [Applicant Landlord] and Tommy Whelan [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 €11,432.30 to the Applicant Landlord by 10 consecutive payments of €1,100.00 on the 28th day of each month, followed by one payment of €432.30 on the 28th day of the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears of €10,332.30 plus damages in the sum of €2,200.00 for breach of tenant obligations not to cause damage over and above normal wear and tear, having deducted the entire of the justifiably retained security deposit of €1,100.00 in respect of the tenancy of the dwelling at 4 The Drive, Seatown Park, Swords, Co Dublin, K67KN56;
2. The enforcement of the Order for such payment of €11,432.30 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalment(s) made by the Respondent Tenant to the Applicant Landlord on the due date;
3. For the avoidance of doubt any default in the payment of the monthly instalments of €1,100.00 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 21 February 2017.



Tim Ryan
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