

Private Residential Tenancies Board


Determination Order

Ref: TR0615-001236/DR0415-18080

In the matter of Emer Twamley [Appellant Tenant] and Paul Daly [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

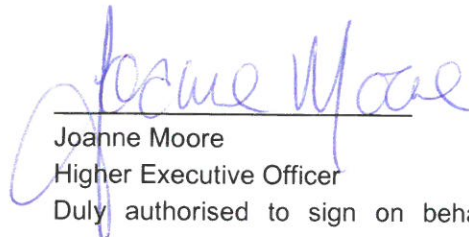
1. The Appellant Tenant shall pay the total sum of €4,422.72 to the Respondent Landlord in five consecutive monthly instalments of €800 on the 28th day of each month followed by one further instalment of €422.72 on the 28th day of the immediately succeeding month commencing on the 28th day of the month immediately following the issue of the Determination Order by the Board, being rent arrears due from 1 January 2011 to 11 September 2015, in respect of the tenancy of the dwelling known as 6 Ashfield Lawn, Clonsilla, Dublin 15.
2. The enforcement of the Order for payment of €4,422.72 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenant to the Respondent Landlord on each due date, until such time as the sum of €4,422.72 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 shall immediately become due and owing to the Respondent Landlord.
4. The Appellant Tenant shall continue to pay rent at the monthly rate of €825 per month, or proportionate part thereof at the daily rate of €27.12 where a whole month does not apply unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month or part thereof until such time as the Appellant Tenant and all persons residing in the dwelling give up vacant possession of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 27 October 2015.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore
Higher Executive Officer

Duly authorised to sign on behalf of the Board

