

Private Residential Tenancies Board

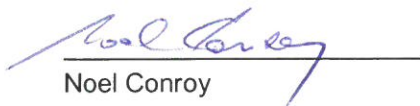
Determination Order

Ref: TR0715-001259/DR0114-09957

In the matter of Joanna Szarmach, Karol Bankowski [Appellant Tenants] and Barina Construction Ltd. [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

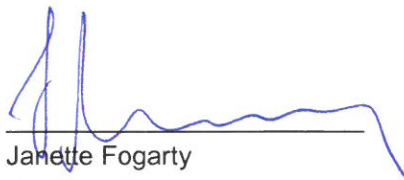
1. The Respondent Landlord was entitled to retain the security deposit of €950.00 in lieu of the notice period.
2. The Appellant Tenants shall pay the sum of €2210.00 to the Respondent Landlord, in 10 equal instalments at the rate of €200.00 per calendar month, on the 28th day of each month, followed by one further instalment of €210.00 in the immediately succeeding month, commencing the next month after the issue of the Order, being damages for the Appellant Tenants' breaches of the obligations under the Act, in particular the deterioration to the dwelling beyond normal wear and tear pursuant to s. 16 (f) of the Act, in respect of the tenancy of the dwelling at 16 Mayeston Crescent, Mayeston Hall, St. Margaret's Road, Dublin 11.
3. 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 €200.00 and the final instalment of €210.00 made to the Respondent Landlord on each due date until the sum of €2210.00 has been paid in full.
4. For the avoidance of doubt, any default in the payment of the monthly instalments of €200.00 or the further instalment of €210.00 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Respondent Landlord.

This Order was made by the Private Residential Tenancies Board on 3 November 2015.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board

