

## Private Residential Tenancies Board

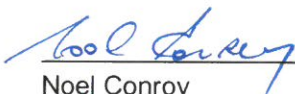
### Determination Order

**Ref: TR0615-001207/DR0315-17160**

In the matter of Pamela Dunne, Sean Nolan [Appellant Tenants] and Colm O'Cleirigh [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

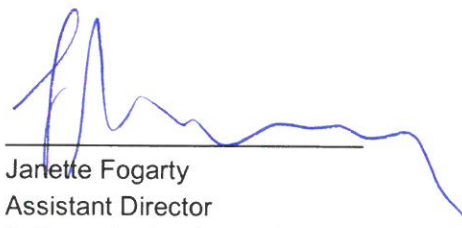
1. The Appellant Tenants shall pay the total sum of €2270.00 to the Respondent Landlord, in 5 consecutive monthly payments of €400.00 on the 28th day of each month, followed by one payment of €270 on the 28th day of the immediately following month, commencing on the 28th day of the month immediately following the date of issue of this Order. This sum represents rent arrears of €1600.00 reduced by the entire of the justifiably retained security deposit of €400, and increased by the sums of €270 damage in excess of normal wear and tear; €600.00 damages for failure to serve a Notice of Termination and €200 damages for failure to pay rent in breach of the Appellant Tenants obligations under the Act, in respect of the tenancy of the dwelling at 22 Pebble Grove, Pebble Beach, Tramore, County Waterford.
2. The enforcement of the Order for such payment of €2,270 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenants to the Respondent Landlord on each due date until such time as the total sum of €2,270 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 Respondent Landlord.

This Order was made by the Private Residential Tenancies Board on 13 November 2015.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Jarlette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board