

Private Residential Tenancies Board

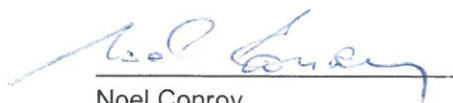
Determination Order

Ref: TR0814-000765/DR0514-12041

In the matter of Lisa Conroy [Appellant Landlord] and Francis Moran, Frances Moran [Respondent Tenant(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

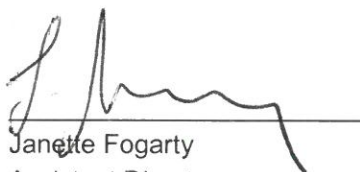
1. The Notice of Termination served by the Appellant Landlord on the Respondent Tenant on 20 June 2014 in respect of the tenancy of the dwelling at 32 Deerpark Place, Kiltipper Way, Dublin 24 is valid.
2. The Respondent Tenant shall pay the total sum of €3,340.61 to the Appellant Landlord in 16 monthly instalments of €200.00 followed by a final instalment of €140.61 commencing on the 28th day of the month after the issue of this Order by the Board in respect of the tenancy of the above dwelling. This sum represents arrears of rent of €1,900.61 plus the sum of €2,315.00 for damage caused by breach of the tenant's obligation in failing to properly maintain the dwelling, less the whole of the justifiably retained deposit of €875.00 in the respect of the above tenancy.
3. The enforcement of the Order for such payment will be deferred and the total sum will be reduced by the number of monthly instalments made to the Appellant Landlord on each due date until the sum of €3,340.61 has been paid in full.
4. For the avoidance of doubt any default in payment of the monthly instalment shall act to cancel any further referral and the balance due at the date of default shall immediately become due and owing to the Appellant Landlord in full.

This Order was made by the Private Residential Tenancies Board on 7 November 2014.



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