

## Private Residential Tenancies Board

### Determination Order

**Ref: TR0514-000656/DR0114-09757**

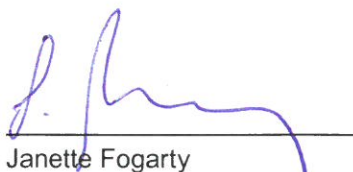
In the matter of Sinead Holton [Appellant Tenant] and Francis Sherlock [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Appellant Tenant shall pay the total sum of €3,073.11 to the Respondent Landlord in five consecutive payments of €600 on the 28th day of each month, followed immediately by one payment of €73.11, commencing on the next month after the issue of a Determination Order by the Board. This sum represents rent arrears of €3,673.11 plus €500 for breach of tenant obligations to pay the rent as it falls due, less €500.00 for breach of landlord obligations by the unlawful termination of the tenancy, having deducted the entire of the justifiably retained security deposit of €600.00 in respect of the tenancy of the dwelling at 13 The Oaks, Granary Court, Edenderry, Co. Offaly.
2. The enforcement of the Order of such payment of €3,073.11 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 at the date of default until such time as the total sum of €3,073.11 has been paid in full.
3. For the avoidance of doubt any default in the payment of a monthly instalment shall act to cancel any further deferral and the balance due at the date of default or 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 8 August 2014.



Catriona Walsh  
Chairperson  
Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director  
Duly authorised to sign on behalf of the Board