

Private Residential Tenancies Board

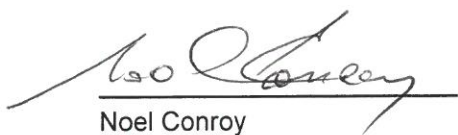
Determination Order

Ref: TR0514-000658/DR0314-10803

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

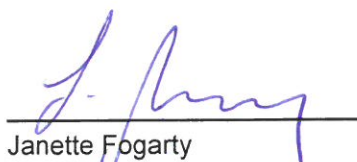
1. The Notice of Termination served on 15 March 2014 by the Appellant Landlord on the Respondent Tenant is invalid.
2. The Respondent Tenant shall pay the sum of €900 to the Appellant Landlord in six consecutive monthly payments of €150 per month commencing on the 28th day of the month after the date of the issue of this Order by the Board. The sum represents rent arrears for the period 1 February 2014 to 1 July 2014 in respect of the tenancy at 10 Riverwood Park, Castleknock, Dublin 15.
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 €900 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.
5. The Respondent Tenant shall continue to pay rent at the revised rate of €1,150 per month in respect of the tenancy of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 18 July 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