

## **Private Residential Tenancies Board**

### **Determination Order**

#### **Ref: DR153/2006**

In the matter of Maurice Sherling (Applicant Landlord) and Clodagh White (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. A valid Notice of Termination was served by the Applicant Landlord on the Respondent Tenant in respect of the dwelling at 10 Dundela Haven, Sandycove, Co. Dublin.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate the dwelling within 56 days of the date of the issue of this Order.
3. The Respondent Tenant shall pay to the Applicant Landlord, within 56 days of the date of issue of this Order, the sum of €17,600 being arrears of rent for the period 5<sup>th</sup> March 2005 to 5<sup>th</sup> June 2006 and shall pay rent at the rate of €1,100, or such amount as lawfully varied by the Applicant Landlord, per month or part thereof from 5<sup>th</sup> June 2006 to the date of giving up possession of the above dwelling
4. The Applicant Landlord shall return to the Respondent Tenant the deposit of €1,100 after final inspection of the dwelling by the Applicant Landlord and the handing up of vacant possession of the dwelling less any appropriate deduction in respect of outstanding rent and on account of the condition of the dwelling at that date.

This Order was made by the Private Residential Tenancies Board on 6<sup>th</sup> October 2006.