

Private Residential Tenancies Board

Determination Order

Ref: DR630/2005

In the matter of Anna Wall (Applicant Landlord) and Elaine McDonald (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. A valid Notice of Termination was served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 42 Offaly Road, Cabra, Dublin 7.
2. The Respondent Tenant shall vacate the dwelling within 7 days of the date of issue of this Order
3. The Respondent Tenant shall pay to the Applicant Landlord, within 14 days of the date of issue of this Order, the sum of €2,004.30 being arrears of rent owing of for the period 1 October 2005 to 30 June 2006 in respect of the above dwelling.
4. The Applicant Landlord shall retain the sum of €600 from the deposit of €1,200 being compensation for the repeated late payment of rent and shall return to the Respondent Tenant €600 less any vouched costs for repairs or replacements in excess of wear and tear on gaining vacant possession of the above dwelling, provided that all arrears of rent and other charges have been paid by the Respondent Tenant.

This Order was made by the Private Residential Tenancies Board on 18 October 2006.

Liam Gleeson
Duly authorised to sign on behalf of the Board

Kathryn Ward
Duly authorised to sign on behalf of the Board