

Private Residential Tenancies Board

Determination Order

Ref: DR243/2007

In the matter of Susan O'Neill (Applicant Landlord) and Martine Dawnay (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Notice of Termination, dated 5 February 2007, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 36 Merchant's Road, East Wall, Dublin3, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €8,483.80, within 14 days of the date of issue of this Order, being arrears of rent for the period up to 11 September 2007, and shall pay rent at the rate of €1,100 per month or part thereof unless lawfully varied, until such time as the dwelling is vacated.
4. The Respondent Tenant shall pay the sum of €500 to the Applicant Landlord, within 60 days of the date of issue of this Order, being damages for the failure to pay rent as it fell due in respect of the tenancy of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 19 September 2008

Eoin O'Sullivan
Board Member
Duly authorised to sign on behalf of the Board

Kathryn Ward
Assistant Director
Duly authorised to sign on behalf of the Board