

## **Private Residential Tenancies Board**

### **Determination Order**

#### **Ref: DR 1666 / 2010**

In the matter of Glanmore Investments ( Applicant Landlord ) and Anne Harrington ( Respondent Tenant ) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

1. The Notices of Termination served on the 27<sup>th</sup> of October 2010 and the 10<sup>th</sup> of November 2010, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 Simmonscourt Square, Ballsbridge, Dublin 4, are valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate the dwelling within 7 days of the date of issue of this order.
3. The Respondent Tenant shall pay the sum of €32,948.40 to the Applicant Landlord within 48 days of the date of the issue of this Order, being rent arrears of €35,020.41 plus €500.00 damages for failing to pay the rent having deducted the entire of the security deposit of €2,572.01, justifiably retained, in respect of the tenancy of the above dwelling,
4. The Respondent tenant shall also pay any further rent outstanding from 9 December 2010, at the rate of €2,570.00 per month or part thereof, unless lawfully varied, and any other charge as set out in the terms of the tenancy agreement for each month or part thereof, until such time as she vacates the above dwelling.

This Order was made by the Private Residential Tenancies Board on 30 March 2011.

---

Orla Coyne  
Chairperson  
Duly authorised to sign on behalf of the Board

---

Anne Marie Caulfield  
Director  
Duly authorised to sign on behalf of the Board