

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: TR246/2011/DR703/2011&DR884/2011**

In the matter of Tatiana Lebeda (Appellant Tenant) and John Corless (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Notice of Termination served by the Respondent Landlord in respect of the tenancy of the dwelling at 24 Greenhills Court, Greenhills Road, Tallaght, Co. Dublin is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate the dwelling within sixty days of the issue of this Order
3. The Appellant Tenant shall pay the sum of €3,287 to the Respondent Landlord within 60 days of the date of issue of this Order made, being €5,287 rent arrears having deducted €2,000 for stress and inconvenience suffered as a result of breaches in the Landlord's obligations, in failing to carry out necessary repairs and replacements, in respect of the above dwelling.
4. The Appellant Tenant shall continue to pay rent from 26 February 2012 at the reduced rate of €650 per month and any other charges lawfully due, until such time as she vacates the above dwelling.
5. On regaining possession of the dwelling the Respondent Landlord shall refund to the Appellant Tenant the security deposit of €850, unless lawfully withheld in accordance with the Residential Tenancies Act, 2004

This Order was made by the Private Residential Tenancies Board on 21 March 2012.

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

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