

## Private Residential Tenancies Board

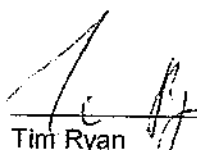
### Determination Order

**Ref: DR1115-22299**

In the matter of Matthew Brady [Applicant Landlord] and Kleber de Sousa Andrade [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

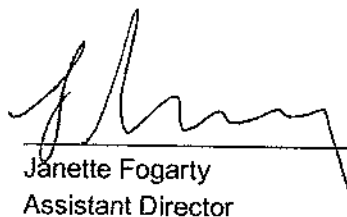
1. The Notice of Termination dated 13th October 2015 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 1 Liberty Corner, James Joyce Street, Dublin 1 is valid.
2. The Respondent Tenant residing in the above dwelling shall vacate and give up possession of the above dwelling within seven days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €532.00 to the Applicant Landlord, within seven days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 2nd December 2015, at the rate of €266.00 per month or proportionate part thereof at the rate of €8.75 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €400.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 18 January 2016.



Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board