

Private Residential Tenancies Board

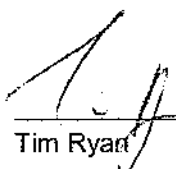
Determination Order

Ref: DR1115-22307

In the matter of Nicola Mullen [Applicant Landlord] and Patricia Kelly [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 21st September 2015 and served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 33 Kelly's Bay Strand, Skerries, Dublin 12 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 84 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,035.00 to the Applicant Landlord, in four consecutive monthly payments of €508.75, on the 28th day of each month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €1,850.00, and damages of €185.00 for the Respondent Tenant's breach of Section 16(a)(i) in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €2,035.00 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €2,035.00 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall continue to pay rent at the monthly rate of €1,500.00, or proportionate part thereof at the daily rate of €49.32, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,300.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance within the provisions of the Act.

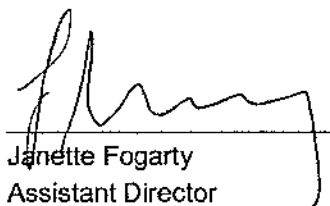
This Order was made by the Private Residential Tenancies Board on 18 January 2016.



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