

Private Residential Tenancies Board

Determination Order

Ref: DR0115-16009

In the matter of Fazal Rabbi [Applicant Landlord] and Karen Dillon [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

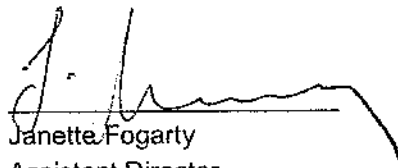
1. The Notice of Termination served on 16 June 2014, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 122 Cedarbrook Avenue, Cherry Orchard, Ballyfermot, Dublin 10, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €7,917.20 to the Applicant Landlord within 7 days of the date of issue of this Order, being rent arrears, covering the period up to and including the last day of February 2015, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 01 March 2015, at the rate of €925 per month or proportional part thereof at the rate of €30.41 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 she vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €850 to the Respondent Tenant, on gaining vacant 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 10 April 2015.



Catriona Walsh
Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board