

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0115-16075**

In the matter of Michael Walsh [Applicant Landlord] and Marie Hogan [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 04 December 2014, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 The Willows, Monkstown Valley, Monkstown, Co. Dublin, 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay any further rent outstanding from 10 February 2015 (date of hearing) at the rate of €1,000 per month, or proportional part thereof at the rate of €32.87 per day, 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.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,000 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.

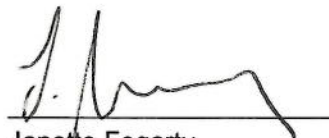
This Order was made by the Private Residential Tenancies Board on 31 March 2015.



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

