

Private Residential Tenancies Board

Determination Order

Ref: DR0115-16345

In the matter of John Dunne, Mary Dunne [Applicant Landlord(s)] and Valerie O'Brien [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 5th January 2015 by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 18 Woodview, Rathangan, Co. Kildare 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 the Order.
3. The Respondent Tenant shall pay the total sum of €1,981 to the Applicant Landlords, in 9 equal instalments at the rate of €200 per calendar month, on the 28th day of each month, followed by one further installment of €181 in the immediately succeeding month, commencing on the 28th day of the month immediately following the issue of the Order. This sum represents rent arrears of €1,981, in respect of the tenancy of the above dwelling.
4. The enforcement of the Order for such payment of €1,981 will be deferred and the sum owing reduced by cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlords on each due date until such time as the sum of €1,981 has been paid in full.
5. For the avoidance of doubt any default in the payment of a monthly instalment shall act to cancel any further deferral and the balance due at the date of default of any such payment shall immediately become due and owing to the Applicant Landlords.
6. The Respondent Tenant shall continue to pay rent at the monthly rate of €800, or proportionate part thereof at the rate of €26.30 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.
7. The Applicant Landlords 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.

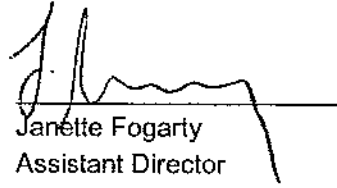
This Order was made by the Private Residential Tenancies Board on 01 May 2015.



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