

## Private Residential Tenancies Board

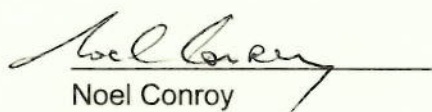
### Determination Order

Ref: DR0614-12493

In the matter of Fiona Nagle [Applicant Landlord] and Fiona Bird [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 4 October 2013, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 3 Kilmore, Monkstown Grove, Monkstown, Dublin, Ireland, 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 the total sum of €16,592 to the Applicant Landlord, in 32 equal installments at the rate of €500 per calendar month on the 28th day of each month, followed by one further installment of €592 in the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears in respect of the tenancy of the dwelling at 3 Kilmore, Monkstown Grove, Monkstown, Dublin, Ireland.
4. The enforcement of this Order for such payment will be deferred and the total sum owing will be reduced by the number of monthly instalments of €500 made to the Applicant Landlord on each due date until the sum of €16,592 has been paid in full.
5. For the avoidance of doubt any default in the payment of the monthly instalments of €500 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from 17 July 2014, at the rate of €1,000 per month, 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 Landlord shall refund the entire of the security deposit of €1,600 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 12 November 2014



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield  
Director

Duly authorised to sign on behalf of the Board