

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14759

In the matter of Aisling Carroll [Applicant Landlord] and Lidia Francisco [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 5 August 2014 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 12 Dun Saithne Green, Flemington Lane, Balbriggan, Co. Dublin, is invalid.
2. The Respondent Tenant shall pay the total sum of €3,300 to the Applicant Landlord on or before the 22nd December 2014 being rent due on the 1st September, 1st October, 1st November and 1st December under the terms of the tenancy.
3. The Respondent Tenant shall also pay any further rent outstanding from 16 December 2014, at the rate of €825 per month, or proportionate part thereof at the daily rate of €27.12, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month until such time as the tenancy is validly terminated.

This Order was made by the Private Residential Tenancies Board on 06 February 2015.



Catriona Walsh
Chairperson

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield
Director

Duly authorised to sign on behalf of the Board