

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14827

In the matter of Baljit Singh [Applicant Landlord] and Mariame Kourouma [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 17 September 2014, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 30a William's Way, Ongar Village, Dublin 15, 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,238.80 to the Applicant Landlord, by way of 10 consecutive monthly instalments, at the rate of €300 per month, on the 28th day of each month, followed by one final instalment of €238.80 on the 28th day of the 11th month, commencing the next month after the issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €3,238.80 will be deferred and the total sum owing will be reduced by the number of monthly instalments of €300 made by the Respondent Tenant to the Applicant Landlord on each due date until the sum of €3,238.80 has been paid in full.
5. For the avoidance of doubt any default in the payment of the monthly instalments of €300 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 25 November 2014, at the rate of €1,050 per month or proportional part thereof at the rate of €34.52 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 Landlord shall refund the entire of the security deposit of €900 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.

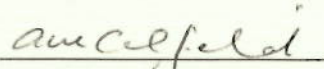
This Order was made by the Private Residential Tenancies Board on 23 January 2015.



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

