

Private Residential Tenancies Board

Determination Order

Ref: DR1214-15598

In the matter of Rachel MagShamhrain [Applicant Tenant] and Denis Cronin [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €600 to the Applicant Tenant within 28 days of the date of issue of this Order, being damages for breach of landlord obligations, in failing to ensure a continual supply of water to the dwelling, in respect of the tenancy of the dwelling at Apartment 2, 79 Sunday's Well Road, Cork.
2. The purported rent review of the 3rd December, 2014, was invalid and is of no effect, and the monthly rent of €676.67 shall continue to be payable in respect of the tenancy of the above dwelling, for so long as that tenancy shall continue, unless and until the amount of the rent is lawfully varied in accordance with the Residential Tenancies Act 2004.

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



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Kathryn Ward

Assistant Director

Duly authorised to sign on behalf of the Board