

Private Residential Tenancies Board

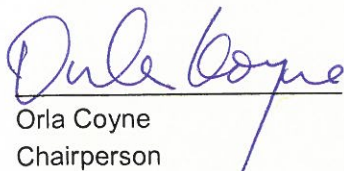
Determination Order

Ref: DR0712-01841

In the matter of Spencer Dock Developement Co. (No.5) (in receivership) [Applicant Landlord] and Michael Roddy [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

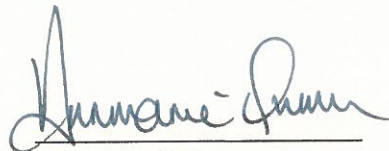
1. The Notice of Termination served on 6th April 2012, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 35 Hill of Down, Spencer Dock, IFSC, Dublin 1, is valid;
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order;
3. The Respondent Tenant shall pay the total sum of €15,867.00 to the Applicant Landlord at a rate of 10 consecutive payments of €1,500 per month on the 28th day of each month followed by one payment of €867 in the immediately succeeding month commencing on the 28th day of the month immediately following the date of issue of the Determination Order, being rent arrears/damages for the Respondent Tenant's breach of his obligations under the Act, in respect of the tenancy of the above dwelling;
4. The Respondent Tenant shall also pay any further rent outstanding from 10 September 2012, at the rate of €1,700.00 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 he vacates the above dwelling;
5. The Applicant Landlord shall refund the entire of the security deposit of €1,700.00 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 05 February 2013.



Orla Coyne
Chairperson

Duly authorised to sign on behalf of the Board



Annmarie Quinn
Assistant Director

Duly authorised to sign on behalf of the Board

