

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0714-13128**

In the matter of Denis McCarthy [Applicant Landlord] and Natalie O'Brien [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

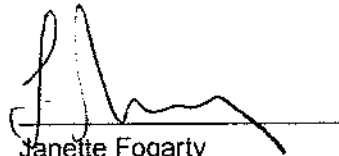
1. The Notice of Termination served on 30 May 2014, by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 6 Buckley Terrace, Boyces Street, Cork, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling, in which she is in unlawful occupation and over-holding, within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,455.00 to the Applicant Landlord within 28 days of the date of issue of this Order, being rent arrears due up to 14 August 2014, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 14 August 2014 (date of hearing) onwards, at the rate of €170 per week or proportional part thereof at the rate of €24.28 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as she vacates the above Dwelling.
5. The Applicant Landlord shall refund the entire of any security deposit 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 17 October 2014.



Catriona Walsh  
Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board