

## Private Residential Tenancies Board

### Determination Order

**Ref: DR1014-14891, DR1014-14975**

In the matter of Noel O' Shea [Applicant/Respondent Landlord] and Sandra McCarthy [Respondent/Applicant 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 15 October 2014, by the Applicant / Respondent Landlord on the Respondent / Applicant Tenant, in respect of the tenancy of the dwelling at 32 Hillcrest, Watergrasshill, Cork, is invalid.
2. The Respondent / Applicant Tenant shall pay the total sum of €810 to the Applicant / Respondent Landlord, in 27 consecutive weekly payments of €30 on or before the Friday of each week, commencing the week immediately following the issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
3. The Respondent / Applicant Tenant shall also pay any further rent outstanding from 18 December 2014, at the rate of €150 per week, 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 the tenancy of the above dwelling is validly terminated and she vacates the above dwelling.
4. The enforcement of this Order for such payment of €810 will be deferred and the sum owing reduced by the cumulative sum paid in the weekly instalments made by the Respondent / Applicant Tenant to the Applicant / Respondent Landlord on each due date until such time as the total sum of €810 has been paid in full.
5. For the avoidance of doubt any default in the payment of a weekly instalment shall act to cancel any further deferral and the balance due at the date of default of any such weekly payment shall immediately become due and owing to the Applicant / Respondent Landlord.

This Order was made by the Private Residential Tenancies Board on 13 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

