

Private Residential Tenancies Board

Determination Order

Ref: DR1215-23126

In the matter of Robert Cummins [Applicant Landlord] and Anne Whelan [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

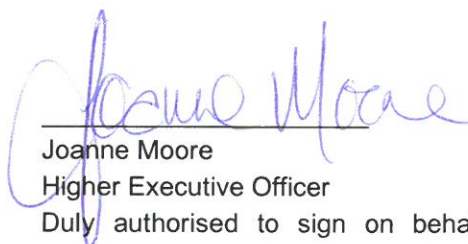
1. The notice of termination served on 1 November 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 7a McKelvey Avenue, Finglas, Dublin 11 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the sum of €2,695.50 to the Applicant Landlord within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 1 February 2016 at the rate of €1,200 per month or proportionate part thereof at the rate of €39.45 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,200 to the Respondent Tenant upon the Respondent Tenant vacating and giving up 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 04 March 2016.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore
Higher Executive Officer

Duly authorised to sign on behalf of the Board