

## **Private Residential Tenancies Board**

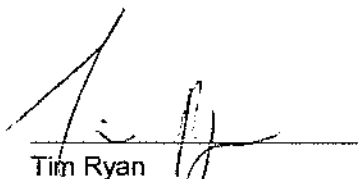
### **Determination Order**

**Ref: DR1015-21764**

In the matter of John O'Brien [Applicant Landlord] and Sande Cash [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 1st day of September 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment Number 19, Kincora Hall, Shannon, Co. Clare 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 28 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €2009.10. to the Applicant Landlord, in 19 consecutive weekly payments of €100, on the Friday of each week, followed by one payment of €109.10 on the immediately succeeding Friday, commencing on the first Friday immediately following the date of issue of the Order, being rent arrears of €2009.10 in respect of the tenancy of the dwelling at Apartment Number 19, Kincora Hall, Shannon, Co. Clare.
4. The Respondent Tenant shall also pay any further rent outstanding from the 27th day of November 2015, at the rate of €105 per week or proportional part thereof at the rate of €15 per day unless lawfully verified 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 enforcement of this Order for such payment of €2009.10 will be deferred and the total sum owing reduced by the cumulative sum paid in the weekly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €2009.10 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the weekly instalments 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 Landlord.


This Order was made by the Private Residential Tenancies Board on 22 January 2016.



Tim Ryan

Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board