

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR1115-22152**

In the matter of Sheila McDonogh [Applicant Landlord] and Parrisa Hennessy [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 the 5th October 2015 on behalf of the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 81 Leslies Arch, Old Quarter, Ballincollig, Co. Cork, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €900 to the Respondent Landlord, in 4 consecutive monthly payments of €225, commencing the month after the issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of the Order for such payment shall be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments of €225 made by the Respondent Tenant to the Applicant Landlord on each due date until the sum of €900 has been paid in full;
5. For the avoidance of doubt any default in the payment of the monthly instalments of €225 shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall pay any rent outstanding from the 4th December 2015, at the rate of €1600 per month and/or €52.60 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as she vacates the above dwelling.
7. The Applicant Landlord shall refund the entire of the security deposit of €1400 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 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