

Private Residential Tenancies Board

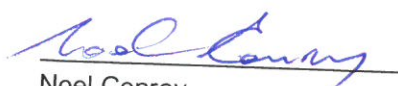
Determination Order

Ref: TR0315-001061/DR1214-15879

In the matter of Elena Kuznetsova [Appellant Tenant] and Kennedy Wilson, registered as Kennedy Wilson Real Estate Public Limited Company [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served 20 October on 2014, by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at Penthouse Apartment 1003 Vantage East, Building 3, Central Park, Leopardstown, Dublin 18 is valid.
2. The Appellant 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 Appellant Tenant shall pay the total sum of €13,809.45 to the Respondent Landlord, in 27 consecutive payments of €500 per month on the 28th day of each month, commencing the next month after the issue of the Order together with one final payment of €309.45. This sum represents rent arrears of €15,609.46, having deducted the entire of the justifiably retained security deposit of €1,800, in respect of the tenancy of the dwelling at Penthouse Apartment 1003 Vantage East, Building 3, Central Park, Leopardstown, Dublin 18;
4. The enforcement of the Order for such payment will be deferred and the total sum owing will be reduced by the number of monthly instalments of €500 made to the Respondent Landlord on each due date until the sum of €13,809.45 has been paid in full;
5. For the avoidance of doubt any default in the payment of the monthly instalments of €500 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Respondent Landlord.
6. The Appellant Tenant shall also pay any further rent outstanding from 30 June 2014 (date of hearing), at the rate of €54.24 per day, (i.e. €1,650 X 12 months, divided by 365 days) 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 and gives up possession the above dwelling;

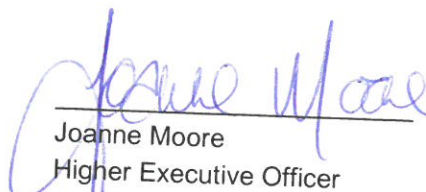
This Order was made by the Private Residential Tenancies Board on .



Noel Conroy

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