

Private Residential Tenancies Board

Determination Order

Ref: TR0515-001196/DR0315-17378

In the matter of Leanne McCarthy [Applicant Tenant] and, David Brady (Receiver over certain assets of Sabrina Dillon), Sean Webb (Receiver over certain assets of Sabrina Dillon) [Respondents], Sabrina Dillon [Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

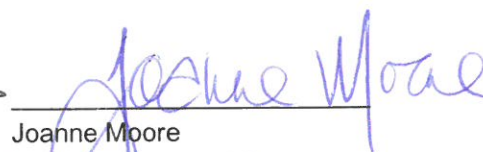
1. The Notice of Termination served on 23 July 2014, by the Respondents on the Appellant Tenant, in respect of the tenancy of the dwelling at 12 Allendale Place, Clonsilla, Dublin 15, is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 84 days of the date of issue of a Determination Order by the Board.
3. The Appellant Tenant shall pay the total sum of €14,960 to the Respondents, in a maximum of 748 or minimum of 1 consecutive weekly payments of a minimum amount of €20 per week or a maximum of €14,960 per week on the Monday of each week, commencing on the first Monday of the week immediately following the date of issue of the Order, being rent arrears of €14,960.
4. The enforcement of this Order for such payment of €14,960 will be deferred and the total sum owing reduced by the cumulative sum paid in at least the minimum weekly instalments made by the Appellant Tenant to the Respondents on each due date until such time as the total sum of €14,960 has been paid in full.
5. 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 Respondents.
6. The Appellant Tenant shall also pay any further rent outstanding from 25 August 2015, at the rate of €880 per month or proportional part thereof at the rate of €28.93 per day 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 dwelling.

This Order was made by the Private Residential Tenancies Board on 16 October 2015.



John Fitzgerald
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