

## Private Residential Tenancies Board


### Determination Order

Ref: TR0615-001218/DR0415-17826

In the matter of Simone Troesch [Applicant Landlord(s)] and John Duffy [Respondent Tenant(s)] 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 16th January 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 2, Hazelgrove Court, Tallaght, Dublin 24 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 total sum of €5705.00 to the Applicant Landlord in 11 consecutive monthly payments of €500.00, on the 28th day of each month, followed by one further payment of €205 on the 28th day of the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears of €5705.00 in respect of the tenancy of the dwelling at Apartment 2, Hazelgrove Court, Tallaght, Dublin 24.
4. The Respondent Tenant shall also pay any further rent outstanding from 12 April 2015 to the Applicant Landlord at the rate of €900.00 per month or proportionate part thereof at the rate of €29.58 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 he vacates the above dwelling.
5. 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 €500.00 made to the Applicant Landlord on each due date until the sum of €5705.00 has been paid in full.
6. For the avoidance of doubt any default in the payment of the monthly instalments of €500.00 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlord.
7. The Applicant Landlord shall refund the entire of the security deposit of €800.00 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.

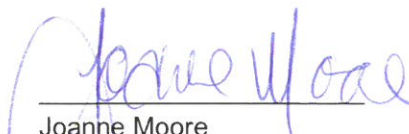
This Order was made by the Private Residential Tenancies Board on 13 November 2015.



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