

Private Residential Tenancies Board

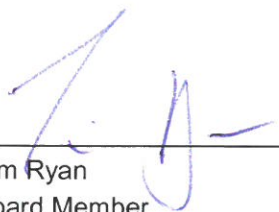
Determination Order

Ref: TR0815-001339/DR0615-18960

In the matter of Joanne Teeling [Appellant Tenant] and Eileen Burke [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

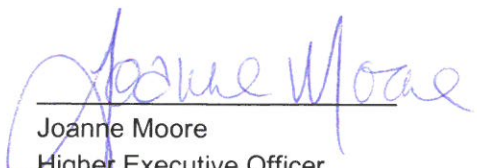
1. The Notice of Termination dated and served on the 3rd February 2015 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 9 Stanley Court, Prussia Street, Dublin 7, is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of the Order.
3. The Appellant Tenant shall pay the sum of €7,133.97 to the Respondent Landlord in 7 consecutive payments of €1,000.00 on the 28th day of each month, commencing on the 28th day of the month immediately following the date of issue of the Order, and one final payment of €133.97 being rent arrears in the immediately succeeding month in respect of the tenancy of the dwelling at 9 Stanley Court, Prussia Street, Dublin 7.
4. The enforcement of the Order for payment of the €7,133.97 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenant to the Respondent Landlord on each due date until such time as the total sum of €7,133.97 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any monthly instalments 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 Respondent Landlord.
6. The Appellant Tenant shall continue to pay rent from the 27 October 2015, at the rate of €900.00 per month, or proportionate part thereof at the daily rate of €29.59, unless lawfully varied, 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.
7. The Respondent Landlord shall refund the entire of the security deposit of €900.00 to the Appellant 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 17 November 2015.



Tim Ryan
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