

Private Residential Tenancies Board

Determination Order

Ref: TR1114-000922/DR0714-13249

In the matter of Anne Mayden [Appellant Tenant] and Berty Dunne [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Adjudicator's Determination stands and is as follows:

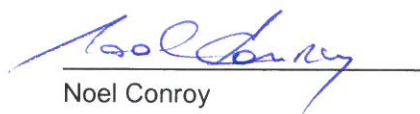
The Notice of Termination served on 24th March 2014, by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Corduff House, Coolcarrigan, Naas, Kildare, is valid.

The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Determination Order.

The Applicant Tenant shall pay the total sum of €15,554.35 to the Respondent Landlord within 28 days of the date of issue of the Determination Order, being rent arrears of €14,854.35, plus €1200 for monies due by the Applicant Tenant to the Respondent Landlord, less the sum of €500 for the breach by the Respondent Landlord of his obligation to maintain the dwelling, in respect of the tenancy of the above dwelling.

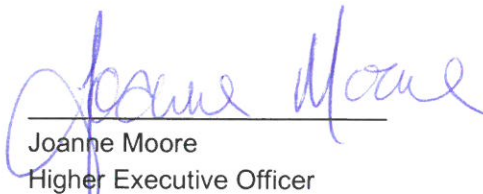
The Applicant Tenant shall also pay any further rent outstanding from 18th September 2014, at the rate of €2,500 per month or proportional part thereof at the rate of €82.19 per day, unless lawfully varied and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as she vacates and gives up possession of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 18 September 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