

Private Residential Tenancies Board

Determination Order

Ref: TR0114-000562/DR0913-07887

In the matter of Eleanor Gaye [Appellant Tenant] and Jackie Greene Construction Ltd [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

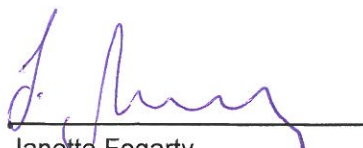
1. The Landlord's application for overholding is upheld in respect of the tenancy of the dwelling at Apartment 2 Hazelpark, Lower Kimmage Road, Dublin 6.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate the dwelling within 14 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €3,890 to the Applicant Landlord, in 11 consecutive monthly payments of €325 per month followed by 1 final payment of €315 payable on the 28th day of each month, commencing the next month after the date of issue of this Order. This sum represents rent arrears of €3,890 for the period 01/07/13 to 10/12/13 in respect of the tenancy of the dwelling at Apartment 2 Hazelpark, Lower Kimmage Road, Dublin 6.
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 installments made to the Applicant Landlord on each due date until the sum of €3,890 has been paid in full.
5. For the avoidance of doubt any default in the payment of the monthly installment 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.
6. The Respondent Tenant shall also pay any further rent outstanding from the 10th day of December 2013, at the rate of €925 per month or proportional part thereof at the rate of €30.41 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 the dwelling.

This Order was made by the Private Residential Tenancies Board on 4 July 2014.



Catriona Walsh
Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board