

**Private Residential Tenancies Board**

**Determination Order**

**Ref: TR0314-000590/DR1013-08505**

In the matter of Michael Doyle [Appellant Tenant] and Tom Kavanagh of Kavanagh Fennell [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

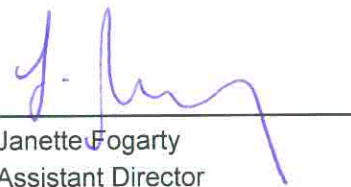
1. The Notice of Termination served on 11th October 2013 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the Dwelling at Sienna, 3 Rockbrook Hall, Bray Road, Foxrock, Dublin 18, is invalid.
2. The Appellant Tenant shall pay the sum of €40,098.63 to the Respondent Landlord within 28 days of the date of issue of the Determination Order by the Board being rent arrears in respect of the tenancy of the Dwelling at Sienna, 3 Rockbrook Hall, Bray Road, Foxrock, Dublin 18
3. Unless lawfully varied in accordance with the provisions of the Act of 2004 the Appellant Tenant shall continue to pay rent to the Respondent Landlord at a rate of €3,000 per month on the 18th day of each month and at a daily rate of €98.63 where a whole calendar month does not apply, without deduction.

This Order was made by the Private Residential Tenancies Board on 13 June 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