

Private Residential Tenancies Board

Determination Order

Ref: TR0414-000617/DR1213-09518

In the matter of Maria Pendas [Appellant Landlord] and Lucia Bradford [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

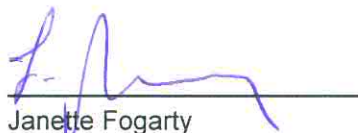
1. The Notice of Termination served on the Respondent Tenant on 20 November 2013, by the Appellant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 10 El Pinar, Kilgobbin Rd, Sandyford, Dublin 18 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the issue of the Order.
3. The Respondent Tenant shall pay the total sum of €12,112.50 to the Appellant Landlord within 168 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 18 June 2014, at the rate of €1,275 per month or €41.92 per day, unless lawfully varied, and any other charges 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.
5. The Appellant Landlord shall refund the entire security deposit of €1,275 to the Respondent 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 18 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