

## Private Residential Tenancies Board

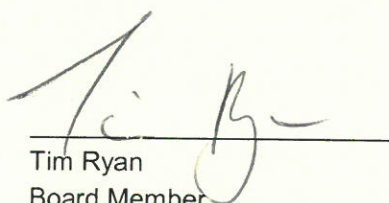
### Determination Order

**Ref: TR0514-000643/DR0314-10974**

In the matter of Ken Duffy [Appellant Landlord] and Yetunde Adewale [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

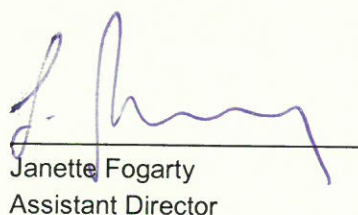
1. The Notice of Termination served on 2 August 2013 by the Appellant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 28 Brookhaven Grove, Blanchardstown, Dublin 15, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 14 days of the date of issue of this order from the Board.
3. The Respondent Tenant shall pay the total sum of €2,759.18 to the Appellant Landlord being rent arrears within 60 days of the date of issue of this order from the Board.
4. The Respondent Tenant shall also pay any further rent outstanding from 3 July 2014 at a rate of €900 per month or proportional part thereof at a rate of €29.59 per day unless lawfully varied and any other such 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.
5. The Appellant Landlord shall refund the entire of the security deposit of €1,100 to the Respondent Tenant on gaining 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 15 August 2014.



Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board

