

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR37/2005**

In the matter of Thomas Ryan (Applicant Landlord) and Susan Gleeson and Pat Conway (Respondent Tenants) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Respondents must pay to the Applicant, within 28 days of the date of issuing this Order, the sum of €6,889 being arrears of rent owing in the period up to 10 June 2005 in respect of the dwelling at Flat 3, 16 Glenarm Avenue, Drumcondra, Dublin 9.
2. The Respondents must pay to the Applicant, the sum of €185 being the rent owing in respect of the dwelling on every Friday from 17 June and until the tenancy is validly terminated by the Applicant or the Respondents.
3. The Notice of Termination served by the Applicant on the Respondent does not comply with Section 62(1)(f) of the Residential Tenancies Act 2004 and as such was not valid.

This Order was made by the Private Residential Tenancies Board on 29<sup>th</sup> August 2005.