

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR86/2005**

In the matter of Aidan McKay (Applicant Landlord) and Brian Hughes (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Notice of Termination of Tenancy served by the Respondent on the Applicant in respect of the dwelling at Isaacstown, Rathmoylan, Co. Meath does not comply with sections 62(1)(c) and 62(1)(g) of the Residential Tenancies Act 2004 and as such was not valid.
2. The Respondent must pay to the Applicant, within 7 days of the date of issuing this Order, the sum of €146. This amount being arrears of rent owing by the Respondent, and expenses incurred by the Applicant in replacing the locks on the property and repairing the heating system, but excluding the expenses incurred by the Respondent in providing drinking water and expenses arising from the damage caused to the Respondent's dishwasher, and the security deposit.
3. The Respondent must remove, within 7 days of the date of issuing this Order, all cement blocks and other items purchased by him for the repairs to the heating system.

This Order was made by the Private Residential Tenancies Board on 19<sup>th</sup> August 2005.