

Private Residential Tenancies Board

Determination Order

Ref: DR166/2006

In the matter of Lisa Lynch (Applicant Tenant) and Dermot Reilly (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Notice of Termination issued by the Respondent Landlord's agent on the Applicant Tenant in respect of the tenancy of the dwelling at 7 The Courtyard, Flowerhill, Navan, Co. Meath was invalid as it did not comply with section 62 of the Residential Tenancies Act.
2. The Respondent Landlord was not in breach of his obligations under section 12 of the Residential Tenancies Act.
3. The Applicant Tenant was in breach of her obligation under section 16(f) of the Residential Tenancies Act not to cause a deterioration in the condition of the above dwelling beyond normal wear and tear.

This Order was made by the Private Residential Tenancies Board on 13 September 2006.