

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR233/2006**

In the matter of Innacent Kuzhippillil (Applicant Landlord) and Edward Gerard McDonagh and Nora McDonagh (Respondent Tenants) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. A valid Notice of Termination was served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 83 Ard Mor Drive, Tallaght, Dublin 2
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate the dwelling within 3 days of the date of issue of this Order.
3. The Respondent Tenants shall pay to the Applicant Landlord, within 7 days of the date of issue of this Order, the sum of €6,000 being arrears of rent owing at 16 June 2006 and shall pay rent at the rate of €1,200 per month or part thereof from 17 June 2006 to the date of giving up possession of the above dwelling.
4. The Applicant Landlord shall refund to the Respondent Tenants the deposit of €1,200, less any amount then owing in respect of outstanding rent, utilities or damage in excess of normal wear and tear, within 7 days of regaining vacant possession of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 12 July 2006