

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR815/2005**

In the matter of Kevin Barry (Applicant Landlord) and Bolanle Olaoye (Respondent Tenant) 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 Tenant in respect of the tenancy of the dwelling at 179 Tur Uisce, Doughiska, Galway.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay to the Applicant Landlord, within 7 days of the date of issue of this order, the sum of €914 in respect of outstanding rent and shall pay rent at the rate of €174, or such amount as lawfully varied by the Applicant Landlord, per week or part thereof till the date of giving up possession of the above dwelling.
4. The Respondent Tenant is to allow at reasonable intervals, the Applicant Landlord or his agents access to the dwelling by appointment, for inspection purposes in accordance with the Respondent Tenant's obligation under section 16(c) of the Residential Tenancies Act.
5. The Respondent Tenant shall, within 7 days of the date of issue of this Order, make good the damage to the kitchen blind and the panel of the kitchen unit, or alternatively, discharge the cost of same to the Applicant Landlord on receipt of a vouched quotation for the reasonable cost of the repairs.
6. The Applicant Landlord shall refund to the Respondent Tenant, the deposit of €700 less any vouched costs for repairs or replacements in excess of normal wear and tear on gaining vacant possession of the above dwelling, provided that all arrears of rent and other charges have been paid by the Respondent Tenant to the Applicant Landlord.

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