

Private Residential Tenancies Board

Determination Order

Ref: DR83/2006

In the matter of Damien Nash, John O'Driscoll, Kate O' Driscoll and Kathleen Brosnan (Applicant Tenants) and Dermot and Carmel McManus (Respondent Landlords) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004 and pursuant to a declaration under section 97(4)(b) of that Act relating to a decision reached by the parties themselves, determines as follows:

1. The Applicant Tenants, John O' Driscoll and Damien Nash shall vacate the dwelling at 1 Parnell Avenue, Harold's Cross, Dublin 6W, on 30 June 2006.
2. The Respondent Landlords agree to accept rent at the rate of €600 for the month of June and confirm that no further rent is payable, provided the Applicant Tenants vacate the above property on 30 June 2006.
3. The Respondent Landlords shall refund to the Applicant Tenants, the deposit of €900 less any vouched costs for repairs or replacements in excess of normal wear and tear on gaining vacant possession of the above dwelling providing all rent has been paid.
4. The Applicant Tenant, Damien Nash, shall remove and take away two pairs of curtains remaining in the above dwelling.
5. The belongings of a third party comprising of 2 televisions are to be collected at 1p.m circa on the 09 September 2006.

This Order was made by the Private Residential Tenancies Board on 18 October 2006.

Liam Gleeson
Duly authorised to sign on behalf of the Board

Kathryn Ward
Duly authorised to sign on behalf of the Board