

Private Residential Tenancies Board

Determination Order

Ref: DR840/2005

In the matter of Patrick Smith (Applicant Landlord) and Brendan Bent (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 on the Respondent Tenant by the Applicant Landlord's Agent in respect of the tenancy of the dwelling at 49 Suncroft Park, Mountain View, Tallaght, Dublin 24.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate the dwelling within 10 days of the date of issue of this Order.
3. The Respondent Tenant shall pay to the Applicant Landlord, within 28 days of the date of issue of this Order, the sum of €7,984 being arrears of rent owing for the period 9 August 2005 to 9 March 2006 of €8,400 having deducted €416 in respect of a Social Welfare Service payment.
4. The Respondent Tenant shall pay rent at the rate of €1,200 per month or part thereof from 10 March 2006 to the date of giving up possession of the dwelling less any further amount or amounts received by the Applicant Landlord from Social Welfare Services in respect of the Tenants tenancy of the above dwelling.
5. The Applicant Landlord shall, on gaining vacant possession of the above dwelling, refund to the Respondent Tenant within 7 days of the date of issue of this Order, the deposit of €1,200 less any vouched costs for repairs or replacements in excess of normal wear and tear provided that all arrears of rent and other charges have been discharged by the Respondent Tenant.

This Order was made by the Private Residential Tenancies Board on 16 August 2006