

Private Residential Tenancies Board

Determination Order

Ref: TR29/DR702/2006.

In the matter of Catherine O' Donnell (Appellant /Respondent Landlord) and Celtic Halls Ltd (Appellant /Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Notice to quit served by the Landlord on the Tenant in respect of Glenbrian Hall, 98 Howth Road, Clontarf, Dublin 3 on 28 January 2005 was invalid as it failed to comply with Section 66(3) of the Residential Tenancies Act 2004, despite which the Tenant facilitated the Landlord by moving out.
2. The Landlord shall pay to the Tenant, within 7 days of the date of issue of this Order, the sum of €770 being an overpaid of rent due to subtenants vacating early.
3. The Landlord shall retain the deposit of €1,650 for repairs and replacements in excess of normal wear and tear in respect of the above dwelling.
4. The Tribunal makes no order for costs.

This Order was made by the Private Residential Tenancies Board on 15 November 2006

Liam Gleeson
Board Member
Duly authorised to sign on behalf of the Board

Kathryn Ward
Assistant Director
Duly authorised to sign on behalf of the Board