

Private Residential Tenancies Board

Determination Order

Ref: DR242/2007

In the matter of John Bolton (Applicant Landlord) and Brian McClurg and Jennifer McClurg (Respondent Tenants), the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

- (i) The Respondent Tenants were in breach of their obligations under the tenancy agreement of the 25th October 2006, in repudiating the agreement in or about the 14th November 2006 and were also in breach of their obligation to pay rent under Section 16(a)(i) of the Residential Tenancies Act 2004 in respect of the tenancy of the dwelling at 1 Cunningham Drive, Dalkey, Co Dublin
- (ii) The Applicant Landlord shall be allowed damages totalling €3,376.49 and the Respondent Tenants are liable to the Applicant Landlord for this amount. The Respondent Tenants shall be allowed credit for the €3,000 paid as a security deposit. The Respondent Tenant shall therefore pay the sum of €376.49 to the Applicant Landlord within 14 days of the issue of this order.

This Order was made by the Private Residential Tenancies Board on 17 September 2008

Eoin O'Sullivan
Board Member
Duly authorised to sign on behalf of the Board

Anne Marie Caulfield
Director
Duly authorised to sign on behalf of the Board