

Private Residential Tenancies Board

Determination Order

Ref: DR418/2007

In the matter of Dermot Fulham (Applicant Landlord) and Danny O'Brien and Gerard Munroe (Respondent Tenants) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Notice of Termination, dated 22 October, 2007, served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Flat 6, 13 Old Cabra Road, Dublin 7, is valid.
2. The Respondent Tenants and all persons residing in the dwelling shall, within 56 days of the date of issue of this Order, vacate the dwelling.
3. The Respondent Tenants shall pay the sum of €2,549, to the Applicant Landlord, within 56 days of the date of issue of this Order, being arrears of rent up to and including 28 February 2008, in respect of the tenancy of the above dwelling and shall pay rent at the rate of €220 per week or part thereof, unless lawfully varied, until such time as the dwelling is vacated.
4. The Applicant Landlord shall refund to the Respondent Tenants the deposit in the sum of €640 on gaining vacant possession of the above dwelling less any amounts properly withheld in accordance with the Residential Tenancies Act 2004.

This Order was made by the Private Residential Tenancies Board on 19 September 2008

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

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