

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR630/2007**

In the matter of Noel McAuley (Applicant Tenant) and Martin Kelly (Respondent Landlord) 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 23 June 2007, served by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at Hall Floor Apartment, 31 Mount Pleasant Avenue, Ranelagh, Dublin 6, is invalid.
2. The Applicant Tenant is entitled to remain in occupation of the tenancy of the above dwelling until the tenancy is lawfully terminated.

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

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

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