

Private Residential Tenancies Board

Determination Order

Ref: DR 1738/2010

In the matter of Maurice Duane (Applicant Landlord) and Stephen McCarthy (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

1. The Notice of Termination served on 28 September 2010, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 9, Tudor Grove Apartments, Tudor Grove, Ballincollig, Co.Cork, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate the dwelling within 14 days of the date of issue of this order.
3. The Respondent Tenant shall pay the sum of €1,361.38 to the Applicant Landlord within 14 days of the date of the issue of this order, in respect of the tenancy of the above dwelling.
4. The Respondent tenant shall also pay any further rent outstanding from 2 February 2011, at the rate of €20.21 per day unless lawfully varied, and any other charge as set out in the terms of the tenancy agreement for each day or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €600.00 on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 20 April 2011.

Orla Coyne
Chairperson

Duly authorised to sign on behalf of the Board

Anne Marie Caulfield
Director

Duly authorised to sign on behalf of the Board