

Private Residential Tenancies Board

Determination Order

Ref: DR 1873 / 2010

In the matter of Seema Menon (Applicant Landlord) and David Byrne and Marie Wright (Respondent Tenants) 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 26 January 2011, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 8 Parnell Street, Glenageary, Co. Dublin, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling, shall vacate the dwelling within 7 days of the date of issue of this order.
3. The Respondent Tenants shall pay the sum of €4926.89 to the Applicant Landlord within 21 days of the date of the issue of this order, being rent arrears of €4426.89 plus damages of €500.00 for failing to pay the rent, in respect of the tenancy of the above dwelling,
4. The Respondent Tenants shall also pay any further rent outstanding from the 28 of February 2011, at the rate of €1,200.00 per month, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as they vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,200.00 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