

Private Residential Tenancies Board

Determination Order

Ref: DR 26/2011

In the matter of Mark Staples and Deirdre Staples (Applicant Landlords) and Jacqueline Cahill Doyle and Jackie Doyle (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 9 December 2011, by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 98 Windmill Park, Crumlin, Dublin 12, 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 €5,207.92 to the Applicant Landlords within 21 days of the date of the issue of this order, being rent arrears of €4,707.92 plus damages of €500.00 in respect of the tenancy of the above dwelling,
4. The Respondent Tenants shall also pay any further rent outstanding from 16 February 2011 at the rate of €780.00 per month, unless lawfully varied, and any other charge as set out in the terms of the tenancy agreement for each month or part thereof, until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1100.00 to the Respondent Tenant, 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 6 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