

Private Residential Tenancies Board

Determination Order

Ref: DR 1799 / 2010

In the matter of Werdna Limited (Applicant Landlord) and Stephen Kelly and Natalie O'Callaghan (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 20th of October 2010 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 120 Timber Mills, Kilmore Road, Artane, Dublin 5, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling, shall vacate the dwelling within 5 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €850.00 to the Applicant Landlord within 5 days of the date of the issue of this order, being rent arrears in respect of the tenancy of the above dwelling,
4. The Respondent Tenants shall also pay any further rent outstanding from 1st of February 2011 at the rate of €29.59 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €900.00 to the Respondent Tenants, 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 30 March 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