

Private Residential Tenancies Board

Determination Order

Ref: DR 24/2011

In the matter of Matthew Clark (Applicant Landlord) and Denise Mullery (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 7 October 2010, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 23 Woodbrook Lawn, Boghall Road, Bray, Co. Wicklow 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 €9,752.90 to the Applicant Landlord within 14 days of the date of issue of this order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 18 February 2011, at the rate of €1,150.00 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 he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,300.00 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 4 May 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