

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0115-16061**

In the matter of Conor Sheeran (acting in his capacity as receiver over certain assets of James and Bernadette O'Reilly), James O'Reilly (of whom certain assets are in receivership), Bernadette O'Reilly (of whom certain assets are in receivership) [Applicant Landlord(s)] and Daniel Reid [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 11th of November 2014 on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 1, 4 Beaupark Avenue, Clongriffin, Dublin 13, is valid.
2. The Respondent Tenant shall pay the total sum of €5,014.25 to the Applicant Landlord (acting in his capacity as receiver over certain assets of James and Bernadette O'Reilly) within 42 days of the date of issue of this Order, being rent arrears plus damages of €1,000.00 for breach of tenant obligations under the Act, having deducted the sum of €900.00, being the justifiably retained security deposit, in respect of the tenancy of the above dwelling.

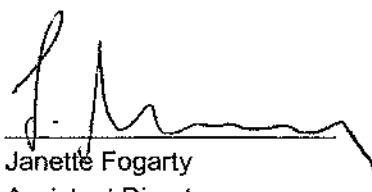
This Order was made by the Private Residential Tenancies Board on 10 April 2015.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board