

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0115-16082**

In the matter of Menolly Homes [Applicant Landlord] and Evan Rothwell [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 26 November 2014, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 2 Maple Lodge, Farmleigh Woods, Castleknock, Dublin 15, is invalid.
2. The Respondent Tenant shall pay the total sum of €13,600 to the Applicant Landlord within 56 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
3. The Respondent Tenant shall also pay any further rent outstanding from 11 February 2015 (date of hearing) at the rate of €1,500 per month, or proportional part thereof at the rate of €49.31 per day, 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 the tenancy is validly terminated.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,400 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.

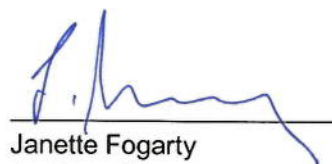
This Order was made by the Private Residential Tenancies Board on 31 March 2015.



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