

Private Residential Tenancies Board

Determination Order

Ref: DR0115-16335, DR0215-16573

In the matter of Elzbieta Supady, Damian Supady [Applicant/Respondent Tenant(s)] and Daniel Griffin [Respondent/Applicant Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

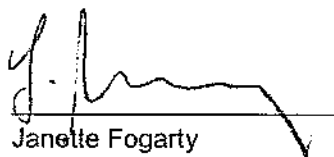
1. The Applicant / Respondent Tenants' application, regarding rent more than market rent, in respect of the tenancy of the dwelling at 19 Cherry Lodge, Farmleigh Woods, Castleknock, Dublin 15, is not upheld, and the rent review of 16 November 2014, increasing the rent payable in respect of the tenancy of the above dwelling to €1,650 per month, as of 16 December 2014, was valid, and this rate does not exceed market rent.
2. The monthly rent in respect of the tenancy of the above dwelling shall continue to be payable, by the Applicant / Respondent Tenants to the Respondent / Applicant Landlord, at the amount of €1,650 per month, payable on the 14th day of each month, for so long as that tenancy shall continue, unless lawfully varied, having been payable at the rate of €1,650 per month as and from 16 December 2014.
3. The Applicant / Respondent Tenants shall pay the total sum of €33.87 to the Respondent / Applicant Landlord within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent / Applicant Landlord's application, regarding the Applicant / Respondent Tenants' breach of their obligations under the Act and under the fixed term lease, in causing damage in excess of normal wear and tear, in respect of the tenancy of the above dwelling, is not upheld.

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