

Private Residential Tenancies Board

Determination Order

Ref: DR0815-20096

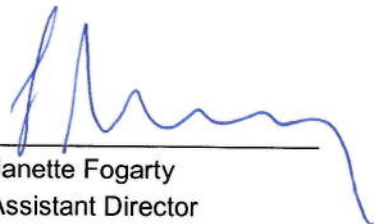
In the matter of Ken Tyrrell (in his capacity as receiver over certain assets of Theresa Lawlor and Francis Walsh [Applicant], Theresa Lawlor, Francis Walsh [Landlord(s)] and Denise Noonan [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 10th April 2015 by the Applicant on the Respondent Tenant in respect of the tenancy of the dwelling at 48 Riverside, Kilmalogue, Portarlinton, Co. Offaly is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay any further rent outstanding from 10th September 2015 to the Applicant at the rate of €450 per month or proportionate part thereof at the rate of €14.79 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 she vacates the above dwelling.
4. The Landlords shall refund the entire of the security deposit of €450 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 23 October 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