

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14756

In the matter of Piotr Kalinowski, Malgorzata Kalinowska [Applicant Tenant(s)] and Sean Creed [Respondent Landlord] 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 19 October 2015 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 95 Rathgeal, Clondalkin, Dublin 22, is invalid.
2. The Tenants shall continue to pay rent at the monthly rate of €975.00, or proportionate part thereof at the rate of €32.05 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 they vacate the above dwelling.
3. The Respondent Landlord shall refund the entire security deposit of €975.00 to the Applicant Tenants, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenant's application regarding the unlawful termination of a tenancy under section 58, in respect of the above dwelling at 95 Rathgeal, Clondalkin, Dublin 22, is not upheld.

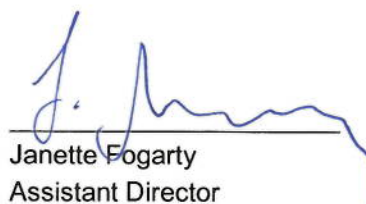
This Order was made by the Private Residential Tenancies Board on 20 March 2015.



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