

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14777

In the matter of Teresa Stankard [Applicant Landlord] and Emamyzo Ekoma [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 29 May 2014 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 140 Costa Na Mara, Coast Road, Oranmore, Co. Galway, is invalid.
2. The Respondent Tenant shall pay the total sum of €290 to the Applicant Landlord within 28 days of the date of issue of this Order, being rent arrears of €540 having deducted €250 for breach of Landlord obligations in failing to carry out necessary repairs and replacements, in respect of the tenancy of the above dwelling.
3. The Respondent Tenant shall also pay any further rent outstanding from 10 November 2014 at the rate of €180 per week or proportional part thereof at the rate of €25.71 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof until such time as the tenancy is lawfully terminated.
4. The Applicant Landlord shall refund the entire of the security deposit of €700 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 09 January 2015.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield

Director

Duly authorised to sign on behalf of the Board

