

Private Residential Tenancies Board

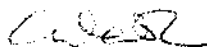
Determination Order

Ref: DR1014-14812

In the matter of Patrick Dunphy [Applicant Landlord] and Olatunbosun Idowo [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

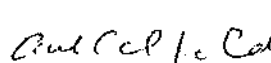
1. The Notice of Termination dated 22 August 2014, as served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 25 Warrenstown Walk, Blanchardstown, Dublin 15, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1,225.00 to the Applicant Landlord, within 42 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 19th of November 2014 (date of hearing), at the rate of €1,075 per month or proportional part thereof at the rate of €35.34 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.
5. The Applicant Landlord shall refund the entire deposit of €925 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 23 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