

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14875

In the matter of John Dunne [Applicant Landlord] and Susan Barrett [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 08 August 2014, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy at 25 Botley Court, Portarlington, Co. Offaly, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €737.84 to the Applicant Landlord within 42 days of the date of issue of this Order, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 28th November 2014 (date of hearing), at the rate of €500 per month or proportional part thereof at the rate of €16.44 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 the Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €600 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.

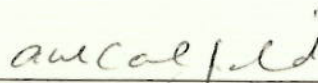
This Order was made by the Private Residential Tenancies Board on 23 January 2015.



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