

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14935

In the matter of Peter Lally [Applicant Landlord] and Ann-Marie Martin [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 18 September 2014, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 48 Garbally Oaks, Ballinasloe, Co. Galway, is invalid.
2. The Applicant Landlord's application regarding the Respondent Tenant's breach of her obligations in failing to dispose of refuse, overholding, and anti-social behaviour, in respect of the tenancy of the above dwelling, is not upheld.
3. The Applicant Landlord's application regarding the Respondent Tenant's breach of her obligations in the standard and maintenance of the above dwelling, is upheld.
4. The Respondent Tenant shall pay the total sum of €1,500 to the Applicant Landlord within 64 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall also pay any further rent outstanding from 01 January 2015 (date of next rent payment due) at the rate of €650 per month, or proportional part thereof, 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 tenancy is validly terminated.

This Order was made by the Private Residential Tenancies Board on 13 February 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