

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14943

In the matter of Colette Lynch [Applicant Tenant] and Fergus Lally [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 the 15th October 2014, by the Respondent Landlord's Agent on the Applicant Tenant, in respect of the tenancy of the Dwelling at Apartment 1, Block 29, Main Street, Clongriffin, Dublin 13, is invalid.
2. The Applicant Tenant shall continue to pay rent outstanding from the 18th December 2014 (date of hearing), at the rate of €900 per month, or proportionate part thereof at the rate of €29.59 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each day, until such time as she vacates the above Dwelling.
3. The Respondent Landlord shall refund the entire of the security deposit of €925 to the Applicant Tenant on gaining vacant possession of the above Dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Landlord shall pay the total sum of €384.95 to the Applicant Tenant within 14 days of the date of issue of this Order, being damages for breach of his obligations under the Act, in respect of the tenancy of the Dwelling.

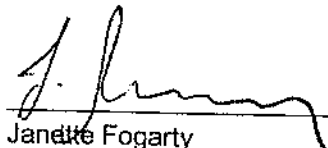
This Order was made by the Private Residential Tenancies Board on 13 March 2015.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Janelle Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board