

Private Residential Tenancies Board

Determination Order

Ref: DR1014-15043

In the matter of Festus Omololu Olupitan [Applicant Tenant()] and Nora Sugrue [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 20 October 2015 and the Notice of Termination served on 13 December 2014, by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at House M, Fountain Court, Ballinorig, Tralee, Co. Kerry, are invalid.
2. The Applicant Tenant's application regarding the Respondent Landlord's breach of his obligations under Section 20 (1) of the Act, in attempting to review the rent during the initial twelve months in respect of the tenancy of the above dwelling, is upheld.
3. The Applicant Tenant shall pay any further rent outstanding from 18 December 2014, at the rate of €105 per week or proportional part thereof at the rate of €15 per day, unless lawfully varied, and any other charges as set out in the tenancy agreement for each week or part thereof, until such time as the tenancy is validly terminated.

This Order was made by the Private Residential Tenancies Board on 17 April 2015.



Catriona Walsh
Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board