

Private Residential Tenancies Board

Determination Order

Ref: DR1114-15109

In the matter of James Anderson [Applicant Landlord] and William Laurence [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 17 September 2014 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apt 5, Chelsea Court, Eyre Street, Newbridge, Co. Kildare is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,750 to the Applicant Landlord within 168 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 08 December 2014 (date of hearing), at the rate of €172.60 per week, or proportional part thereof at the daily rate of €24.66, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €750 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 20 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