

Private Residential Tenancies Board

Determination Order

Ref: DR1114-15133, DR1114-15142

In the matter of Samson Oyefeso, Julianah Bunmi Alonge [Applicant/Respondent Tenant] and Keith McFarlane [Respondent/Applicant Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

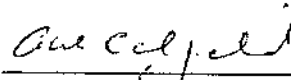
- 1.The Notice of Termination served on 14 October 2014, by the Respondent/Applicant Landlord on the Applicant/Respondent Tenants, in respect of the tenancy of the dwelling at 29 Dun Saithne View, Flemington Lane, Balbriggan, Co. Dublin, is invalid.
- 2.The Respondent/Applicant Landlord's application regarding overholding, in respect of the tenancy of the above dwelling, is not upheld.
- 3.The Respondent/Applicant Landlord's application regarding the Applicant/Respondent Tenants' breach of their obligations under the Act, in respect of the tenancy of the above dwelling, is upheld.
- 4.The Applicant/Respondent Tenants shall pay the total sum of €1,370.88 to the Respondent/Applicant Landlord within 112 days of the date of issue of this Order, being rent arrears, in respect of the tenancy of the above dwelling.
5. The Applicant/Respondent Tenants shall continue to pay rent at the Respondent/Applicant Landlord on the date it falls due at the monthly rate of €800 a month, or proportionate part thereof at the daily rate of €26.30, 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 they vacate the above dwelling.

This Order was made by the Private Residential Tenancies Board on 06 March 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