

## Private Residential Tenancies Board

### Determination Order

Ref: DR1214-15557

In the matter of Tom Lane [Applicant Landlord] and Donna McGrath [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

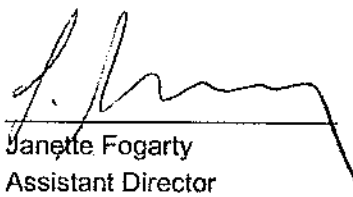
1. The Notices of Termination served on 10 October 2014 and 18 November 2014 by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at of the dwelling at 58 Langton Park, Newbridge, Co. Kildare, are invalid.
2. The Respondent Tenant shall pay the total sum of €330 to the Applicant Landlords within 70 days of the issue of this order, being rent arrears of €50 plus damages of €280 for damage in excess of normal wear-and-tear, in respect of the tenancy of the above dwelling at 58, Langton Park, Newbridge, Co. Kildare.
3. The Tenant shall continue to pay rent at the monthly rate of €700.00, or proportionate part thereof at the rate of €23.01 per day, unless lawfully varied, and any other charges set out under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.

This Order was made by the Private Residential Tenancies Board on 10 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