

Private Residential Tenancies Board

Determination Order

Ref: DR1214-15572, DR1214-15834

In the matter of Ayan Haji [Applicant/Respondent Tenant] and Thomas Joseph McCabe [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 the 12 November 2014 and the Notice of Termination served on the 16 December 2014 by the Respondent/Applicant Landlord on the Applicant/Respondent Tenant, in respect of the tenancy of the Dwelling at 9 Goldstone Court, Clogher Road, Crumlin, Dublin 12, are invalid.
2. The Respondent/Applicant Landlord shall pay the total sum of €220.00 to the Applicant/Respondent Tenant within 28 days of the date of issue of this Order, being damages for the Respondent/Applicant Landlord's service of two invalid Notices of Termination in respect of the tenancy of the above Dwelling, having deducted the sum of €80.00, being damages for the Applicant/Respondent Tenant's failure to maintain the Dwelling, in accordance with the Act, in respect of the tenancy of the above dwelling.
3. The Applicant/Respondent Tenant shall continue to pay the rent at the monthly rate of €950.00, or proportionate part thereof at the rate of €31.23 per day, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.

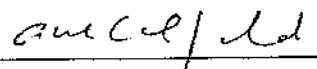
This Order was made by the Private Residential Tenancies Board on 21 April 2015.



Catriona Waish

Chairperson

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield

Director

Duly authorised to sign on behalf of the Board