

## Private Residential Tenancies Board

### Determination Order

**Ref: DR1214-15621**

In the matter of Damian Bacelan [Applicant Tenant] and Eamon Briody [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 the 8th of August 2014 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 64 Warren Avenue, Carpenterstown Road, Blanchardstown, Dublin 15, is invalid.
2. The Applicant Tenant shall pay the total sum of €5,963.00 to the Respondent Landlord within 56 days of the date of issue of this Order, being rent arrears of €7,963.00 and damages of €500.00 for failure to pay rent as it fell due, having deducted damages of €2,500.00 for the Respondent Landlord's breach of obligations in relation to unlawful termination, in respect of the tenancy of the above dwelling.
3. The Applicant Tenant shall continue to pay rent at the monthly rate of €1,300.00, or proportionate part thereof at the rate of €42.74 per day, 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 he vacates the above dwelling at 64 Warren Avenue, Carpenterstown Road, Blanchardstown, Dublin 15.

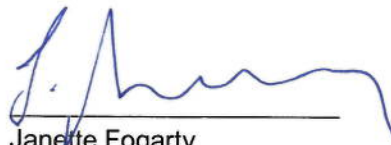
This Order was made by the Private Residential Tenancies Board on 20 March 2015.



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