

Private Residential Tenancies Board

Determination Order

Ref: DR1214-15726

In the matter of Donal Mac Erlaine [Applicant Tenant] and Sean O'Reilly [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

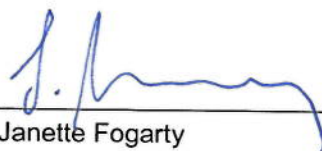
1. The Notice of Termination served on 17th November 2014, by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Flat 3, 26 Synge Street, South Circular Road, Dublin 8, is invalid.
2. The Applicant Tenant's application regarding the standard and maintenance of the dwelling and breach of landlord obligations under s.12 of the Act, in respect of the tenancy of the above dwelling is partially upheld.
3. The Respondent Landlord shall pay the sum of €500.00 to the Applicant Tenant, within 28 days of the date of issue of this Order, being damages for breach of landlord's obligations under s.12 of the Act, in respect of the tenancy of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 15 May 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