

Private Residential Tenancies Board

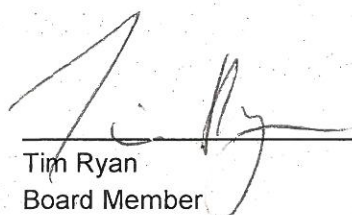
Determination Order

Ref: DR1212-03615

In the matter of Albert Carroll [Applicant Landlord] and Elaine Williams [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

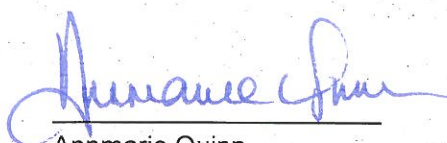
1. The Notice of Termination served on 19th December 2012 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 40 Belfield Crescent, Farranshone, Limerick, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €4,723.28 to the Applicant Landlord within 120 days of the date of issue of this Order being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 8th February 2013 at the rate of €23.51 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each day or part thereof until such time as she vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €775 to the Respondent Tenant on gaining vacant possession of the above dwelling less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 17 May 2013.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Annmarie Quinn

Assistant Director

Duly authorised to sign on behalf of the Board