

Private Residential Tenancies Board

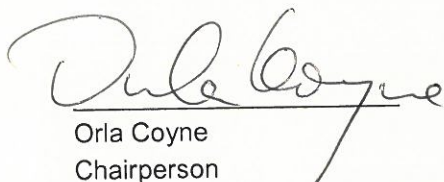
Determination Order

Ref: DR0612-01354

In the matter of Tom Keegan [Applicant Landlord] and Kenneth McGrath, Michelle Morrissey [Respondent Tenant(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

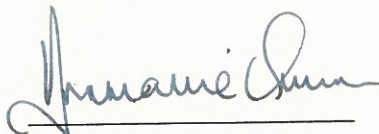
1. The Notice of Termination served on 14th May 2012, by the Applicant Landlord's agent on the Respondent Tenant, in respect of the tenancy of the dwelling at 28 Aherlow Close, Old Cratloe Road, Limerick, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €700.00 to the Applicant Landlord within 28 days of the date of issue of this Order being rent arrears.
4. The Respondent Tenant shall also pay any further rent outstanding from 24th October 2012, at the rate of €700.00 per calendar month or proportional part thereof at a rate of €23.01 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 they vacate the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €700.00 to the Respondent Tenants, 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 12 February 2013.



Orla Coyne
Chairperson

Duly authorised to sign on behalf of the Board



Annmarie Quinn
Assistant Director

Duly authorised to sign on behalf of the Board

