

Private Residential Tenancies Board

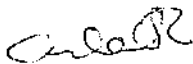
Determination Order

Ref: DR0414-11811

In the matter of Owen O'Malley [Applicant Landlord] and Ian McSherry [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €330 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears of €500 and €30 of damages, having deducted the entire of the justifiably retained security deposit of €200, in respect of the tenancy of the dwelling at 2 Heidleberg, Milford Grange, Castletroy, Limerick.
2. The Applicant Landlord's application, regarding breach of Tenant's obligations under the Act, in respect of the tenancy of the above dwelling, is upheld without award of damages.
3. The Applicant Landlord's application, regarding breach of fixed term lease, in respect of the tenancy of the above dwelling, is upheld without award of damages.
4. The Applicant Landlord's application, regarding invalid notice of termination, in respect of the tenancy of the above dwelling, is upheld without award of damages.


This Order was made by the Private Residential Tenancies Board on 10 October 2014.



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