



Private Residential Tenancies Board

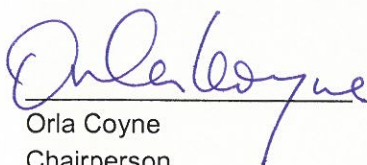
Determination Order

Ref: DR0512-00279

In the matter of Eamon Murphy [Applicant Tenant] and David Mungavin, Pauline Mungavin [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

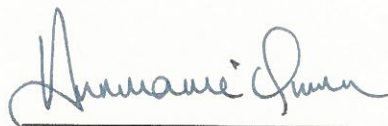
1. The Applicant Tenant's claim for standard and maintenance of dwelling and breach of landlord obligations, in respect of the tenancy of the dwelling at Roundhill House A, New Inn, Stravichabo, Ballyjamesduff, Cavan, is not upheld.
2. The Applicant Tenant will arrange for the removal of the extension to the fence erected by him and for the removal of any plastic sheeting and bamboo matting covering the original section of the fence within 14 days of the date of issue of this Order.
3. The Applicant Tenant will arrange, within 14 days of the date of issue of this Order, to meet with the Respondent Landlords and their fencing contractor on site in order to agree the extent of the extension to the existing fence. Only the fencing panels/materials already used in creating the original section of the fence are to be used in any agreed fence extension in order to restore the appearance of the property.
4. Any concrete post blocks sunk by the Applicant Tenant may be used, if appropriate, in the erection of the fence extension or removed if incorrectly positioned or otherwise inappropriate for the purposes of the above. Any damage to utility conduits and/or pipes are to be paid for by the Applicant Tenant and all work in this connection and any work connected with the erection of the fence extension in future to be carried out by a contractor appointed by the Respondent Landlords.
5. No works of any kind are to be carried out to the dwelling or its fence in future without the prior consent in writing by the Respondent Landlords.
6. The Applicant Tenant will pay half of the electricity bill for that period of the tenancy before the second meter was provided in respect of the two dwellings.

This Order was made by the Private Residential Tenancies Board on 05 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