

Private Residential Tenancies Board

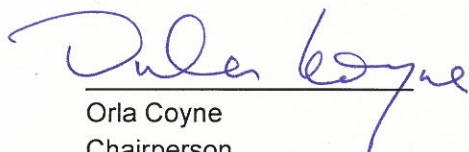
Determination Order

Ref: DR0512-00571

In the matter of Catherine O'Shea [Applicant Landlord] and Brian McHugh, Clodagh Breen [Respondent Tenant(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

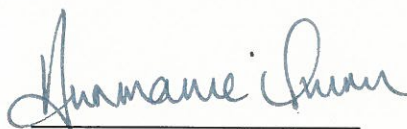
1. The Notice of Termination served by the Applicant Landlord on the Respondent Tenants on the 14th January 2012, in respect of the tenancy of the dwelling at 44 Hawthorn Drive, Dublin Road, Portlaoise, Co Laois, is invalid.
2. The Respondent Tenants shall pay the total sum of €822.09 to the Applicant Landlord within 21 days of the date of issue of this Order, being rent arrears of €793.24 together with the sum of €578.85 for damage in excess of normal wear and tear, having deducted the entire of the justifiably retained security deposit of €550, in respect of the tenancy of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 19 March 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