

## Private Residential Tenancies Board

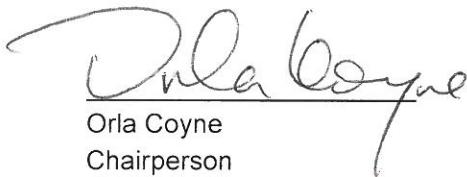
### Determination Order

**Ref: DR0512-00807**

In the matter of Sharon Hannan [Applicant Landlord] and Robert McManus, Karina Kelly [Respondent Tenant(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

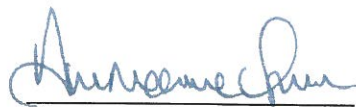
1. The Notice of Termination served by the Applicant Landlord on the Respondent Tenants on the 22nd December 2011, in respect of the tenancy of the dwelling at 19 Charlestown Avenue, St Margaret's Road, Finglas, Dublin 11, is valid.
2. The Respondent Tenants shall pay the total sum of €1,584.98 to the Applicant Landlord within 28 days of the date of issue of this Order, being rent arrears of €1,450 and damages of €859.98 for breach of tenant obligations under the Act, having deducted the entire of the justifiably retained security deposit of €725, in respect of the tenancy of the above dwelling.

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