

Private Residential Tenancies Board

Determination Order

Ref: DR0514-12158

In the matter of Pdraig Brennan [Applicant Tenant] and Kevin Cahir [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

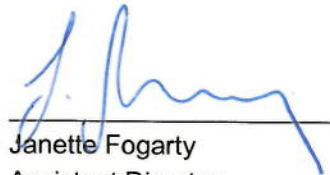
1. The Notice of Termination served on 13th January 2014, by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 4 Ballyalla Grove, Ballyalla, Ennis, Co. Clare, is valid.
2. The Applicant Tenant's application, regarding invalid notice of termination, in respect of the tenancy of the above dwelling, is not upheld.
3. The Applicant Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of the Order.
4. The Applicant Tenant shall also pay any further rent outstanding from 31st May 2014 (date of notice period ending), at the rate of €950 per month, or proportional part thereof at the rate of €31.23 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 he vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €1000 to the Applicant Tenant, 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 03 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

