

## Private Residential Tenancies Board

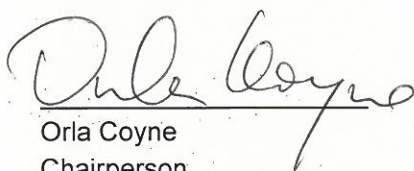
### Determination Order

**Ref: DR0612-01379**

In the matter of Annmarie O Carroll [Applicant Tenant] and Ben Benweit [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

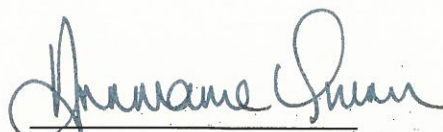
1. The Applicant Tenant's application regarding the Respondent Landlord's breach of his obligations under the Act, in respect of the tenancy of the dwelling at 6 St. Peter's Road, Phibsboro, Dublin 7, is not upheld.
2. The Notice of Termination dated 11 June 2012 and served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the above dwelling, is invalid.
3. The Notice of Termination dated 25 June 2012 and served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the above dwelling, is valid.
4. The Applicant Tenant shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.

This Order was made by the Private Residential Tenancies Board on 12 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