

Private Residential Tenancies Board

Determination Order

Ref: DR0714-13187

In the matter of Patrick Naughton, Ann Naughton [Applicant Landlord(s)] and Mary Hall, David Hall [Respondent Tenant(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

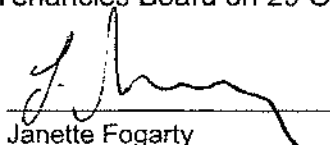
1. The Notice of Termination served on 31 May 2014 by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 116 Blackhall Court, Blackhall Place, Stoneybatter, Dublin 7, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3,570.08 to the Applicant Landlords by 3 consecutive payments of €1,100.00 on the 28th day of each month, followed by one payment of €270.08 on the 28th day of the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears of €4,670.08 in respect of the tenancy of the above dwelling, having deducted the entire of the justifiably retained security deposit of €1,100.00.
4. The enforcement of this Order for such payment of €3,570.08 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalment(s) made by the Respondent Tenants to the Applicant Landlords on the due date.
5. For the avoidance of doubt any default in the payment of the monthly instalments of €1,100.00 shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Applicant Landlords.
6. The Respondent Tenants shall pay any further rent outstanding from 25 August 2014 at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 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 she vacates the above dwelling.

This Order was made by the Private Residential Tenancies Board on 29 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