

Private Residential Tenancies Board

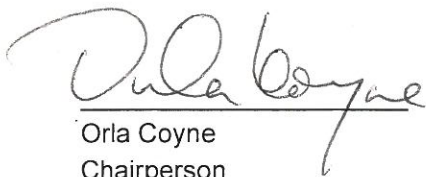
Determination Order

Ref: DR0812-02294

In the matter of Harry Nolan, Anne Nolan [Applicant Landlord(s)] and Mohamed Saffa, Gabriela Saffa [Respondent Tenant(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

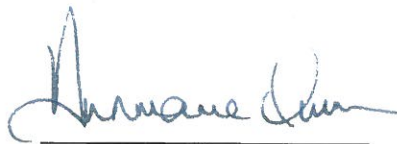
1. The Notice of Termination served on the 4th September 2012 by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 5, 2 Upper Leeson Street, Dublin 4, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of the Order.
3. The Respondent Tenant shall also pay any rent outstanding from 2nd October 2012 at the rate of €730 per month, 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.
4. The Applicant Landlords shall refund the entire of the security deposit to the Respondent 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 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