

## Private Residential Tenancies Board

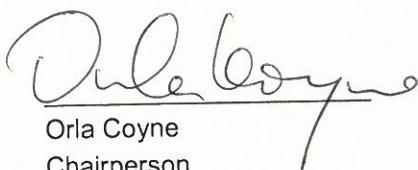
### Determination Order

Ref: DR0912-02493

In the matter of Paul Kenny, Sharon Kenny [Applicant Landlord(s)] and Tracy Swan [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

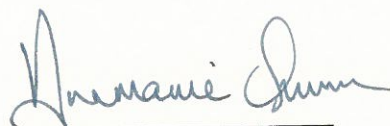
1. The Notice of Termination served on the 23rd July 2012 by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 1 The Way, Meadow Vale, Arklow, County Wicklow, is valid.
2. The Notice of Termination served on 16th August 2012 by the Respondent Tenant on the Applicant Landlords in respect of the tenancy of the dwelling at 1 The Way, Meadow Vale, Arklow, County Wicklow is, valid.
3. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
4. The Respondent Tenant shall pay the total sum of €2,049.09 to the Applicant Landlords within 28 days of the date of issue of this Order being rent arrears in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall also pay any further rent outstanding from the 9th October 2012 at the rate of €528.97 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 she vacates the above dwelling.
6. The Applicant Landlord shall refund the entire of the security deposit of €830.00 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 12 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