

## Private Residential Tenancies Board

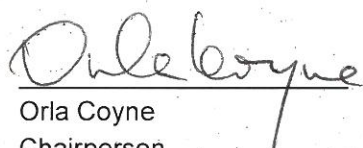
### Determination Order

**Ref: DR0912-02570**

In the matter of Ahmed Sheekh, Justin Nahimana [Applicant Tenant(s)] and John Costello [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

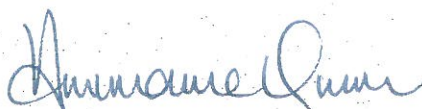
1. The Notice of Termination served on 22 August 2012 by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at Flat 4, 79 Montpellier Hill, Dublin 7 is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Order.
3. The Applicant Tenants shall pay the total sum of €2,486.34 to the Applicant Landlord within 56 days of the date of issue of this Order being rent arrears in respect of the tenancy of the above dwelling.
4. The Applicant Tenants shall also pay any further rent outstanding from 19 November 2012 at the rate of €528 per month or proportional part thereof at a rate of €17.36 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each day or part thereof until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €600 to the Applicant Tenants 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 05 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