

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0912-02576**

In the matter of George Rooney, Miriam Rooney [Applicant/Respondent Tenant(s)] and Thomas Reilly [Respondent/Applicant Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

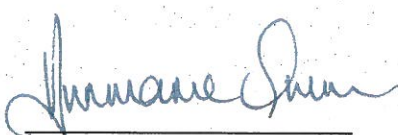
1. The Notice of Termination served on 5 September 2012 by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 1 Ballyowen Avenue, Lucan, Co. Dublin, is valid.
2. The Applicant Tenants and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 56 days of the date of issue of this Order.
3. The Applicant Tenants shall pay the total sum of €19,735.70 to the Respondent Landlord within 112 days of the date of issue of the 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 29 November 2012, at a rate of €1,100 per month or proportional part thereof at a 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 he vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €880.82 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