

Private Residential Tenancies Board

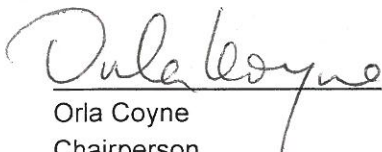
Determination Order

Ref: DR1012-02743

In the matter of Matthew Brady [Applicant Landlord] and Gary Dixon [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

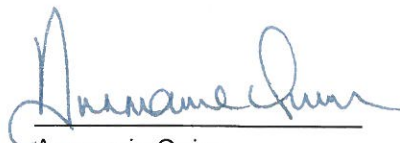
1. The Notice of Termination served on the 2nd October 2012 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the rented dwelling at Flat 2, 128 Cabra Park, Dublin 7, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,243.17 to the Applicant Landlord within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 17th day of December 2012, at a rate of €118.75 per week unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €475.00 to the Respondent Tenant on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the 2004 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