

Private Residential Tenancies Board

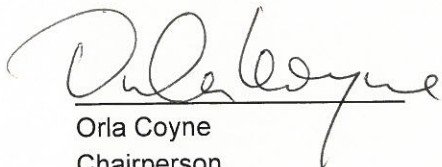
Determination Order

Ref: DR1012-02999

In the matter of Damien O'Malley [Applicant Landlord] and Patrick Maughan, Kathleen Maughan [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

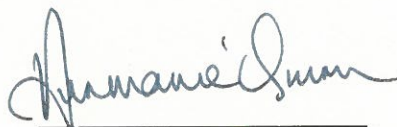
1. The Notice of Termination served on the 23rd August 2012 by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at Glascarn Lane, Ratoath, Co. Meath, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €4,538.40 to the Applicant Landlords within 70 days of the date of issue of this Order, being rent arrears of €4,338.40 together with damages of €200 for the Respondent Tenants breach of their obligations under the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 4th December 2012 at the rate of €750 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 they vacate the above dwelling.
5. The Applicant Landlords shall refund the entire of the security deposit of €900 to the Respondent 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 14 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