

Private Residential Tenancies Board

Determination Order

Ref: DR0614-12638

In the matter of Raymond McArdle, Joan McArdle [Applicant Landlords] and Susan Smith [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 19th April 2014, by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 59 The Anchorage, Bettystown, County Meath is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €820.45 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.
4. The Respondent Tenant shall also pay any further rent outstanding from 18th July 2014 at the rate of €675 per month or proportional part thereof at the rate of €22.19 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 she vacates the above dwelling.
5. The Applicant Landlords shall refund the entire of the security deposit of €750 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.

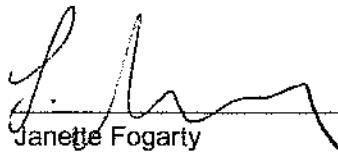
This Order was made by the Private Residential Tenancies Board on 10 October 2014.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board