

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0116-23346**

In the matter of Stephen Naughton [Applicant Landlord] and Ashling Freer, Owen Donnegan [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

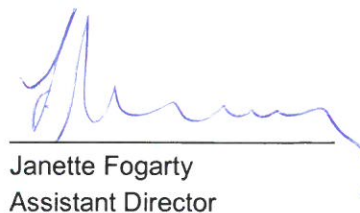
1. The Notice of Termination with a service date of 29th October 2015, and served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 43 Verschoyle Avenue, Saggart Abbey, Saggart, Citywest, County Dublin is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay any further rent outstanding from 1st February 2016 to the Applicant at the rate of €1,200 per month or proportionate part thereof at the rate of €39.45 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 they vacate the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €1,100 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The sum of €100 withheld from the monthly rent by the Respondent tenants is to be utilised by the Respondents as soon as practicable after the date of issue of this order for the servicing of the boiler in the dwelling, and a receipt vouching for that service is to be furnished by the Respondents to the Applicant as soon as practicable thereafter, along with any change due.

This Order was made by the Private Residential Tenancies Board on 11 March 2016.



Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board