

Private Residential Tenancies Board

Determination Order

Ref: DR0116-23440, DR0116-23655

In the matter of Robert Redmond, Maria Redmond [Applicant/Respondent Landlords] and Lulu Biku [Respondent/Applicant 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 22 December 2015 by the Applicant/Respondent Landlords on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling at 7 Curragh Hall Wood, Tyrellstown, Dublin 15 is valid.
2. The Respondent/Applicant Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of the Order.
3. The Respondent/Applicant Tenant shall pay the total sum of €500 to the Applicant Landlord within 56 days of the making of the Order being damages for overholding in respect of the tenancy of the above dwelling.
4. The Respondent/Applicant Tenant shall pay any further rent outstanding from 12 February 2016 at the rate of €900 per month or proportional part thereof at the rate of €29.59 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 vacated the above dwelling.
5. The Respondent/Applicant Tenant's application regarding breach of landlord obligations in respect of the tenancy of the above dwelling is not upheld.

This Order was made by the Private Residential Tenancies Board on 05 April 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