

Private Residential Tenancies Board

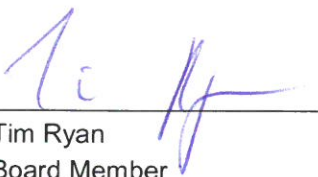
Determination Order

Ref: DR0216-23948

In the matter of Patrick Wall [Applicant Landlord] and James Goldie, Joanne Kavanagh [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 8th February 2016 and served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 15 The Dale, Woodpark, Balinteer, Dublin 16, 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 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €5,651.79 to the Applicant, within 56 days of the date of issue of this Order, being rent arrears of €4,915.98 together with damages of €450 for failure to pay rent, in addition to €285.81 for bills due in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 2nd March 2016 to the Applicant at the rate of €1,300 per month or proportionate part thereof at the rate of €42.74 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.

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