

Private Residential Tenancies Board

Determination Order

Ref: DR1115-22659

In the matter of Leslie Byrne, Daphne Byrne [Applicant Landlords] and Lyndsey Mooney, Robert Whelan [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

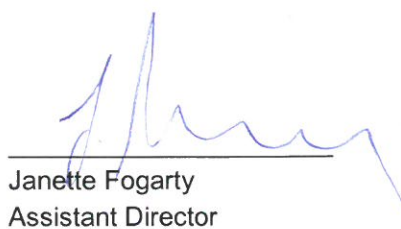
1. The Notice of Termination served on 17 October 2015 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at No. 3 Castle Gate, Kennedy Street, Co. Carlow is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €1,855 to the Applicant Landlords, within 28 days of the date of issue of this Order, being rent arrears in the sum of €1,355 and damages in the sum of €500 due to breach of their obligation to pay rent and overholding in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 12 January 2016, at the rate of €120.00 per calendar week or proportionate part thereof at the rate of €17.14 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.
5. The Applicant Landlords shall refund the entire of the security deposit of €400.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 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