

Private Residential Tenancies Board

Determination Order

Ref: DR1215-22949

In the matter of Thomas O'Loughlin [Applicant Landlord] and Latoya MacDonell also known as Melissa MacDonald [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

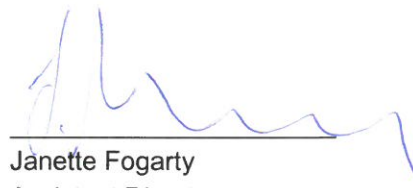
1. The Notice of Termination served on 30 October 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 8 Villa Mara, Ardamine, Courtown, Gorey, Co Wexford is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €3,245 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears in the sum of €1,745 and damages for overholding in the sum of €1,500 in respect of the aforesaid tenancy.
4. The Respondent Tenant shall also pay any further rent outstanding from 12 January 2016, at the rate of €150 per week or proportionate part thereof at the rate of €21.43 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 Landlord shall refund the entire of the security deposit of €600 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.

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