

## Private Residential Tenancies Board

### Determination Order

**Ref: DR1215-23036**

In the matter of Gerard Gannon [Applicant Landlord] and Aashish Parkash, Xi Wu [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

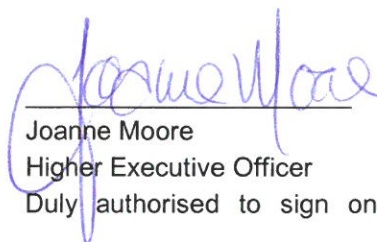
1. The Notice of Termination served on 08/10/15 by the Applicant on the Respondents in respect of the tenancy of the dwelling at Apartment 11 Copperbeach, 16 Hollybrook Park, Clontarf, Dublin 3 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay any rent outstanding from the 25 January 2016 [date of the hearing] to the Applicant at the rate of €625 a month or proportionate part thereof at the rate of €20.55 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 Respondent Landlord shall refund the entire of the security deposit of €500 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 04 March 2016.



Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore  
Higher Executive Officer

Duly authorised to sign on behalf of the Board