

## Private Residential Tenancies Board

### Determination Order

**Ref: DR1215-23146**

In the matter of Martina Hogan [Applicant Landlord] and Dearan Hogarty [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 by the Applicant on the 24th September 2015 on the Respondent Tenant in respect of the tenancy of the dwelling at 320 Clontarf Road, Clontarf, Dublin 3 is valid and the Respondent has been overholding since the 23rd October 2015.
2. The Respondent Tenant 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 Tenant shall pay the total sum of €9,000.00 to the Applicant, within 35 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 25th January 2016 to the Applicant at the rate of €1,500.00 per month or proportional part thereof at the rate of €49.32 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 he vacates the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €1,500.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant 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