

Private Residential Tenancies Board

Determination Order

Ref: DR1015-21434

In the matter of James Reilly [Applicant Landlord] and Alan Neary [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

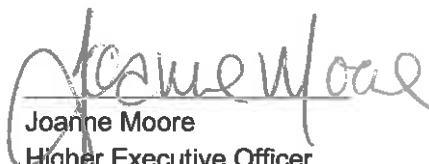
1. The Notice of Termination served on the 7th October 2015 by the Applicant on the Respondent Tenant in respect of the Dwelling at 1D Maryfield Avenue, Artane, Dublin 5, D05TY23 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay any rent outstanding from the 25th January 2016 [date of the adjudication hearing] to the Applicant at the rate of €750.00 per month or proportionate part thereof at the rate of €24.66 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.
4. The Landlord shall refund the security deposit of €600.00 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 4 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