

Private Residential Tenancies Board

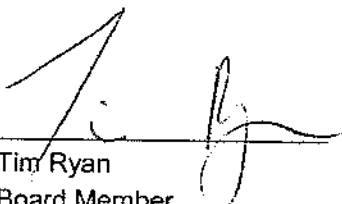
Determination Order

Ref: DR1015-21876

In the matter of Michael Ryan [Applicant Landlord] and Dean Sheehan [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

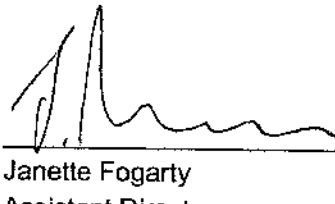
1. The Notice of Termination served on 22 September 2015 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 6 Palmerstown Court, Mungret Street, Limerick is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give 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 €10,865 to the Applicant Landlord within 60 days of the date of the issue of the order, being rent arrears in the sum of €9,865 and damages for failure to pay same in the sum of €1,000, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 23 November 2015, at the rate of €500 per month or proportionate part thereof at the rate of 16.44 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 Applicant 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 19 January 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