

Private Residential Tenancies Board

Determination Order

Ref: DR1115-22129

In the matter of Sandra Taylor [Applicant Landlord] and Troy Gottfredson [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 Landlords on the 3rd of September, 2015 on the Respondent Tenant in respect of the tenancy of the dwelling at 17 Portmore, Spanish Arch, Galway, is invalid.
2. The Respondent Tenant shall commence payment of rent by Standing Order in favour of the Applicant Landlords in respect of the tenancy of the above dwelling as per the letting agreement within 7 days of the date of issue of the Order.
3. The Respondent Tenant shall also pay a new deposit in the sum of €900 to the Applicant Landlords within 7 days of the date of issue of the Order, given that the Respondent Tenant was advised by Ms. Sandra Taylor that the deposit previously paid by him could be applied towards rent for November 2015.
4. The Respondent Tenant shall also furnish details of his co-tenant(s) to the Applicant Landlords within 7 days of the date of issue of the Order and shall continue to comply with his obligations under section 2.27 of the Letting Agreement for the duration of his tenancy.

This Order was made by the Private Residential Tenancies Board on 22 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