

Private Residential Tenancies Board

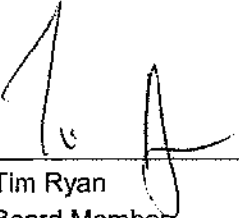
Determination Order

Ref: DR1115-22364

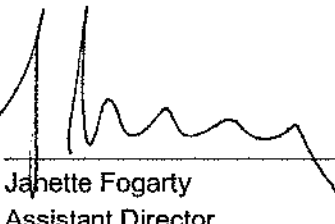
In the matter of Caroline Moloney [Applicant Landlord] and Laura Skelton, John Conroy [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 15th October 2015 by the Applicant on the Respondent Tenant in respect of the tenancy of the dwelling at 9 Wooddale Green, Ballycullen, Dublin 24 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 35 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,500 to the Applicant, within 21 days of the date of issue of this 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 4th December 2015 to the Applicant at the rate of €1,350 per month or proportionate part thereof at the rate of €44.38 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 vacates the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €1,350 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 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