

Private Residential Tenancies Board

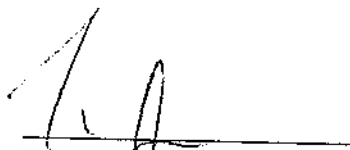
Determination Order

Ref: DR1115-22447

In the matter of Tom Connolly [Applicant Landlord] and Irena Kroc [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

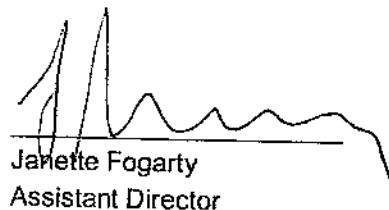
1. The Notice of Termination served on the Tenant on the 30th day of September 2015, in respect of the dwelling at 6 Coach House, Bachelors Lane, Drogheda, Co. Louth, is valid.
2. The Landlords application for over holding in respect of the tenancy of the dwelling at 6 Coach House, Bachelors Lane, Drogheda, Co. Louth, is upheld.
3. The Respondent Tenant and all persons residing in the above dwelling, shall vacate the dwelling within 14 days of the date of issue of the Order.
4. The Respondent Tenant should pay the total sum of €1776.57 to the Applicant Landlord within 56 days of the date of issue of the Order, being rent arrears of €1776.57 for the period 4th of September 2015 to the 11th of December 2015 in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall also pay any further rent outstanding from the 11th day of December 2015 at the rate of €18.08 per day, or €550 per month 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 she vacates the above dwelling
6. The Applicant Landlord shall refund the entire of the security deposit of €500 to the Respondent Tenant, upon the Tenant vacating and giving up possession of the 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 18 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