

Private Residential Tenancies Board

Determination Order

Ref: DR1115-22576

In the matter of Silvia Ferguson [Applicant Landlord] and Mohammad Moussa [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

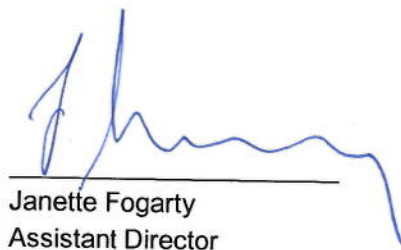
1. The Notice of Termination served on 07th August 2015 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 43 Wood Dale Drive, Ballycullen, Dublin 24, D24W9XD, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 11th December 2015, being the date of the Adjudication hearing at the rate of €1,100 per month or proportional part thereof at the rate of €36.16 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 Applicant Landlord shall refund the entire of the security deposit of €1,100 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 05 February 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board