

Residential Tenancies Board

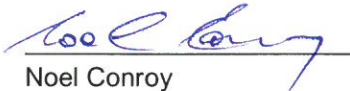
Determination Order

Ref: DR0915-21183

In the matter of Paul Moorehead [Applicant Landlord] and Sinead O'Driscoll [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

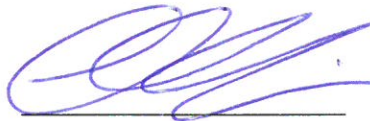
1. The Notice of Termination served by the Respondent Tenant on the Applicant Landlord on the 14th September 2015 in respect of the tenancy of the dwelling at 57 The Park, Beaumont Woods, Beaumont, Dublin 9 is invalid.
2. The Respondent Tenant shall pay the total sum of €201 to the Applicant Landlord within 56 days of the date of issue of the Order being rent arrears of €470 and €150 for damage in excess of normal wear and tear caused to the dwelling and for breach of the Respondent Tenant's obligations pursuant to Section 16(f) of the Residential Tenancies Act 2004 having deducted the entire of the justifiably retained security deposit of €419 in respect of the tenancy of the dwelling at the above address.

This Order was made by the Residential Tenancies Board on 19 August 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board