

Residential Tenancies Board

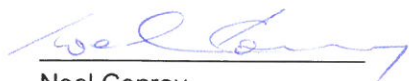
Determination Order

Ref: DR1016-29818

In the matter of Paul Farrell [Applicant Tenant] and Tom Gohery, Margaret Gohery [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 23rd September 2016 terminating the Respondent tenant's tenancy on the 8th May 2017 in respect of his tenancy at 79 The Watermill, Bettyglen, Raheny, Dublin 5 is valid.
2. The applicant tenant's application regarding the validity of a Notice of Termination dated the 23rd September 2016, breach of landlord obligations, standard and maintenance of the dwelling, and penalisation is not upheld in respect of his tenancy of the above dwelling.
3. The applicant tenant shall continue to pay rent at the rate of €1050.00 per month, or proportionate part thereof at the daily rate of €34.52, 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 his tenancy terminates on the 8th May 2017.
4. The respondent landlord shall refund the full of the security deposit of €1350.00 to the applicant tenant, on gaining vacant possession of the above dwelling, less any amount property withheld in accordance with the provisions of the Acts.

This Order was made by the Residential Tenancies Board on 06 January 2017.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board