

## Private Residential Tenancies Board

### Determination Order

**Ref: TR0415-001127/DR1214-15930**

In the matter of Vians Vanags, Viktorija Sevalje [Appellant Tenants] and Elaine Scanlon [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

(a) The Notice of Termination served on 29 December 2014 by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 93 Littlepace Drive, Clonree, Dublin 15 is valid.

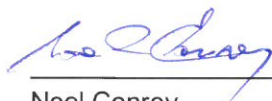
(b) The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.

(c) The Appellant Tenants shall pay the total sum of EUR 1,000 to the Applicant, within 70 days of the date of issue of this Order, being damages for failure to comply with the Notice of Termination.

(d) The Appellant Tenants shall also continue to pay rent outstanding from 18 August 2015 to the Respondent Landlord at the rate of EUR 1,230 per month or proportionate part thereof at the rate of EUR 40.44 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 vacate the above dwelling.

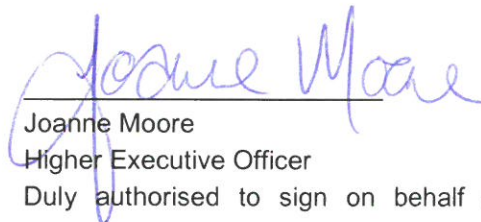
(e) The Respondent Landlord shall refund the security deposit paid in 2009, being EUR 1,000 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 22 September 2015.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore  
Higher Executive Officer

Duly authorised to sign on behalf of the Board