

Private Residential Tenancies Board

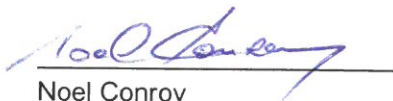
Determination Order

Ref: TR0415-001128/DR0215-16983

In the matter of Angela Plunkett, Kevin Plunkett [Appellant Landlords] and Karen Cullen [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

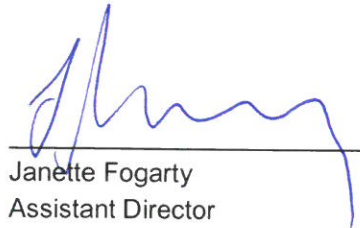
1. The Notice of Termination served on 21 July 2015, by the Appellant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 24 Seafield Court, Rush, Co. Dublin is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Order.
3. The Tenant shall pay the total sum of €2,172.28 to the Appellant Landlords within 28 days of the date of issue of the Order, being rent arrears and for the Respondent Tenants breach of her obligations under the Act 24.
4. The Respondent Tenant shall also pay any further rent outstanding from 2 October 2015 (date of hearing), at the rate of €1,125.00 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 and gives up possession the above dwelling;
5. The Respondent Landlord shall refund the entire portion of the security deposit of €1,000 to the Respondent Tenant, on gaining vacant 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 3 November 2015.



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

