

Private Residential Tenancies Board

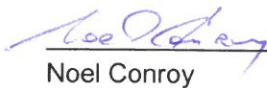
Determination Order

Ref: TR0515-001171/DR0215-16897

In the matter of Nereko Lekuona [Appellant Tenant] and The Eblana Partnership [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

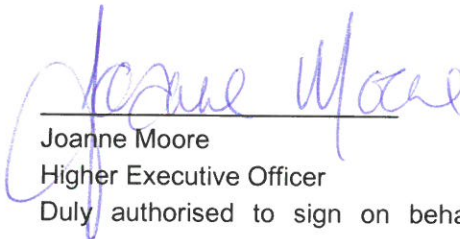
1. The Appellant Tenant's application, under the grounds of standard and maintenance of the dwelling and breach of the Respondent Landlord's obligations in respect of the tenancy of the dwelling at 5a Eblana Avenue, Dun Laoghaire, Co. Dublin is not upheld.
2. The Appellant Tenant's application, regarding rent more than market rent in respect of the tenancy in the above dwelling is upheld. The Tribunal finds that the market rent in relation to the tenancy of the Dwelling at 5a Eblana Avenue, Dun Laoghaire, Co. Dublin is €700.00 per month with effect from 1 March 2015.

This Order was made by the Private Residential Tenancies Board on 23 October 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