

Private Residential Tenancies Board

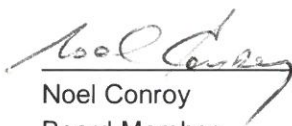
Determination Order

Ref: TR0515-001192/DR0415-17672

In the matter of Nedjem Eddine Lalaymia [Appellant Tenant] and Mairead De Lacy [Respondent Landlord] 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 9 January 2015 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 36 Lorcan O'Toole Park, Dublin 12, Ireland is valid.
2. The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Order;
3. The Appellant Tenants shall pay the total sum of €500 to the Respondent Landlord in 5 monthly instalments of €100 on the 28th day of each month commencing on the 28th day of the month immediately following the date of the Determination Order by the Board being damages for overholding and failure to comply with the Notice of Termination;
4. The enforcement of the Order for such payment of €500 will be deferred and the sum owing reduced by the cumulative sum paid in the monthly instalments made by the Appellant Tenant to the Respondent Landlord at the date of default until such time as the total sum of €500 has been paid in full.
5. For the avoidance of doubt any default in the payment of a monthly instalment shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Respondent Landlord.
6. The Appellant Tenants shall also continue to pay rent outstanding from 24 August 2015 to the Respondent Landlord at the rate of €1,000 per month or proportionate part thereof at the rate of €32.88 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.
7. The Respondent Landlord shall refund the entire of the security deposit of €1,100 to the Appellant Tenant, upon the Appellant Tenant 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 29 September 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