

## Private Residential Tenancies Board


### Determination Order

**Ref: TR0615-001205/DR0415-18047**

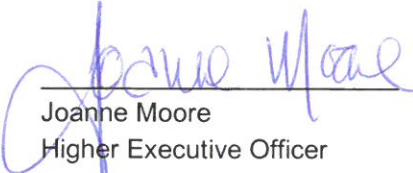
In the matter of Clair Melville, John Melville [Appellant Landlords] and Philip Leo, Helen Moloney [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 6 March 2015 by the Appellant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at Cloneyogan South, Moy, Lahinch, County Clare, is valid.
2. The Respondent 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 the Order by the Board.
3. The Respondent Tenants shall pay the sum of €470.00 to the Appellant Landlords, within 42 days of the date of issue of the Order by the Board, being damages of €650.00 for overholding and €200.00 for breach of obligation, having set off the sum of €380.00 in respect of the Appellant Landlord's breach of obligation in respect of tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding rent from 1 September 2015, at the rate of €650.00 per month or proportionate part thereof at the rate of €21.37 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.
5. The Appellant Landlord shall refund the entire of the security deposit of €650.00 to the Respondent Tenants, upon the Respondent 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 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