

Private Residential Tenancies Board


Determination Order

Ref: TR0615-001210/DR0315-17287

In the matter of Paul Butler [Appellant Tenant] and James Keenan [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

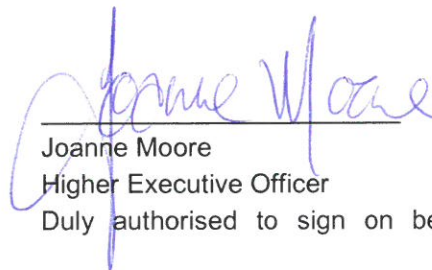
1. The Notice of Termination served on 22 April 2015 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at Flat 1, 35 Connaught Street, Phibsboro, Dublin 7 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Order.
3. The Appellant Tenant shall continue to pay rent at the monthly rate of €475, or proportionate part thereof at the daily rate of €15.62, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €500 to the Appellant 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 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