

## Private Residential Tenancies Board


### Determination Order

**Ref: TR0615-001221/DR0415-17894**

In the matter of Darren Sankey, Vaida Trilikauskiene [Appellant Tenants] and Ken Tyrell (Receiver over certain assets of Patrick Garvey) [Respondent], Patrick Garvey [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 by the Respondent on the 8th August 2014 on the Appellant Tenants in respect of the tenancy of the dwelling at 48 Parkwood Avenue, Tallaght, Dublin 24 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 112 days of the date of issue of this Order.
- (3) The Appellant Tenants shall continue to pay any further rent outstanding from the 28th August 2015 to the Respondent in the sum of €1,000.00 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.
- (4) The Respondent shall refund the entire of the security deposit of €1,300.00 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
- (5) The Respondent shall, on production by the Appellant Tenants of an appropriate receipt, re-imburse the Appellant Tenants in the sum of €180.00 in respect of repairs to the front door of the dwelling.

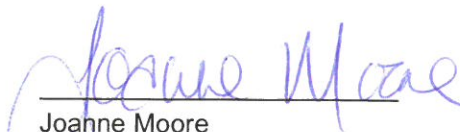
This Order was made by the Private Residential Tenancies Board on 23 October 2013.



John Fitzgerald

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