

Private Residential Tenancies Board

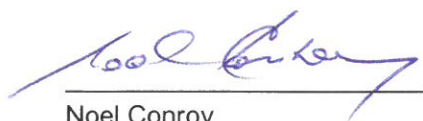
Determination Order

Ref: TR0715-001251/DR0515-18617

In the matter of Doireann Counihan, Neasa Hannick [Appellant Landlords] and Teresa Foran [Respondent Tenant] 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 17th April 2015, by the Appellant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 12 Clonard Court, Poddle Park, Kimmage, Dublin 12 is valid;
2. The Respondent 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 this order;
3. The Respondent Tenant shall pay the sum of €844.27 to the Appellant Landlords within 28 days of the date of the issue of this order, being rent arrears of €1,344.27, having allowed the sum of €500 against that total sum in respect of the damages awarded against the Appellant Landlords for breach of their obligations under the Residential Tenancies Act 2004;
4. The Respondent Tenant shall pay any further rent outstanding at the rate of €1,100 per month or proportionate part thereof at the daily rate of €36.16, unless lawfully varied, from 16 September 2015 and any other other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as she vacates the above dwelling.
5. The Appellant Landlords shall refund to the Respondent Tenant the deposit of €1,000 on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the Residential Tenancies Act 2004, in respect of the tenancy of the dwelling at.

This Order was made by the Private Residential Tenancies Board on 3 November 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