

Private Residential Tenancies Board

Determination Order

Ref: TR0815-001343/DR0715-19481

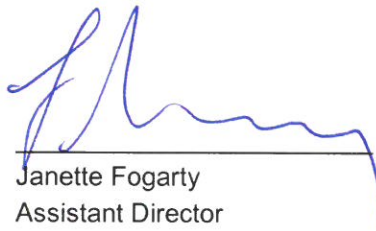
In the matter of Mohammad Ahmed, Amina Ahmed [Appellant Tenants] and Shahab Khalil [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the Appellant Tenants by the Respondent Landlord on 5 March 2015 in respect of the tenancy of the dwelling at Apartment 43, Cedarheast Road, Phoenix Park Racecourse, Castleknock, Dublin 15 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 28 days of the date of issue of the Order.
3. The Appellant Tenants shall pay the total sum of €526.22 to the Respondent Landlord, within 28 days of the date of the issue of the Order being rent arrears in respect of the above dwelling.
4. The Appellant Tenants shall also pay any further rent outstanding from 30 October 2015 at the rate of €925 per month or proportionate part thereof at the rate of €30.41 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 dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €925 to the Appellant Tenants, 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 13 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