

Private Residential Tenancies Board


Determination Order

Ref: TR1213-000552/DR1013-08478

In the matter of Patricia Moore [Appellant/Respondent Landlord] and Peter Evans [Respondent/Appellant 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 20 March, 2014, by the Appellant/Respondent Landlord on the Respondent/Appellant Tenant, is valid, in respect of the tenancy of the dwelling at 35 Hollybrook, Brighton Road, Foxrock, Dublin 18.
2. The Respondent/Appellant Tenant and all persons residing in the above dwelling, shall vacate and give up vacant possession of the dwelling within 28 days of the date of issue of this order.
3. The Respondent/Appellant Tenant shall pay the sum of €14,333.41 to the Appellant/Respondent Landlord within 28 days of the date of the issue of this order, being rent arrears up to and including 7 May 2014 in respect of the tenancy of the above dwelling.
4. The Respondent/Appellant Tenant shall also pay any further rent outstanding from 8 May, 2014, at the rate of €1,900 per month, or proportional part thereof at the rate of €62.46 per day, unless lawfully varied, and any other charge as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.
5. The Appellant/Respondent Landlord shall refund the entire of the security deposit of €1,900 to the Respondent/Appellant Tenant, on gaining vacant possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 6 June 2014



Tim Ryan

Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board