

Private Residential Tenancies Board

Determination Order

Ref: TR0514-000665/DR0214-10515

In the matter of Thomas Donohue, Ludmilla Lidakova [Appellant Tenant(s)] and Paul Owens, Lisa Furey [Respondent Landlord(s)] 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 20th December 2013, by the Respondent Landlords on the Appellant Tenants, in respect of the tenancy of the dwelling at 293 Nutgrove Avenue, Churchtown, Dublin 14 is valid.
2. The Appellant Tenants, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Appellant Tenants shall pay the total sum of €2,558 to the Respondent Landlords, within 28 days of the date of issue of this Order, being rent arrears, calculated to 31 July 2014, in respect of the Tenants' breach of their obligations under the Act.
4. The Appellant Tenants shall also pay any further rent outstanding from the 31 July 2014 at the rate of €1,400 per month 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.
5. The Respondent Landlords shall refund the entire of the security deposit of €1,400 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.

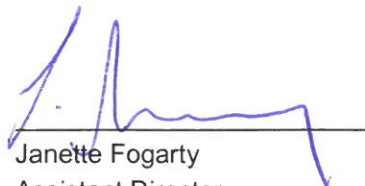
This Order was made by the Private Residential Tenancies Board on 5 September 2014.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board