

Private Residential Tenancies Board

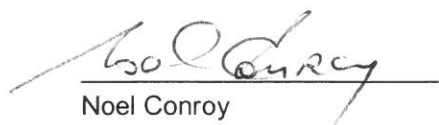
Determination Order

Ref: TR0614-000702/DR0114-10093

In the matter of Samuel Walsh, Esther Mukami Mwihihi [Appellant Tenant] and William Walsh – in receivership [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

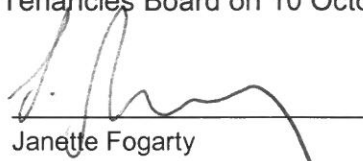
1. The Notice of Termination served by the Respondent Landlord on the Appellant Tenants dated the 18th November 2013 in respect of the tenancy at 2 Westbury Woods, Greenville Lane, The Moyne, Enniscorthy, County Wexford is valid.
2. The Appellant Tenants and any persons residing in the above dwelling shall vacate and give up possession of the dwelling within 14 days of the issue of the Determination Order.
3. The Appellant Tenants shall pay the total sum of €2,525.00 to the Respondent Landlord being €2,025.00 rent outstanding from the 14th April 2014 to the date of the Appeal together with the sum of €500 for breach of Appellant Tenant obligations for non payment of rent within 56 days of the date of issue of the Determination order in respect of the above dwelling.
4. The Appellant Tenants shall also pay any further rent outstanding from 1st September 2014 at the rate of €450.00 per month and/or €14.79 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 and give up possession of the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €1,300.00 to the Respondent 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 10 October 2014.



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

