

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR891/2005**

In the matter of Darren McGill (Applicant Landlord) and Eamonn Fitzpatrick (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Applicant Landlord shall retain €500 of the €1,200 deposit for repairs in excess of normal wear and tear and €700 towards rent arrears owing in respect of the tenancy of the dwelling at 39 Rosehaven, Carpenterstown Road, Castleknock, Dublin 15.
2. The Respondent Tenant shall pay to the Applicant Landlord, within 30 days of the date of issue of this Order, the sum of €4,100 being the balance of the outstanding rent in respect of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 21 June 2006.