

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR194/2006**

In the matter of Eilis Scully (Applicant Tenant) and P.J. Armstrong (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

- The Respondent Landlord shall pay to the Applicant Tenant, within 7 days of the date of issue of this Order, the sum of €50 being an overpayment of ESB charges of €30 in respect of the tenancy of the dwelling at Flat 3, 61 Henrietta Place, Dublin and €20 for the likely attributable increase in ESB charges to the need to use humidifiers as a result of flooding in the dwelling.

This Order was made by the Private Residential Tenancies Board on 13 September 2006.