

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR557/2005**

In the matter of Colin Murray and Juliet Jennings (Applicant Tenants) and Louise Murphy (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 Tenants, within 7 days of the date of issue of this Order, the sum of €848 being the deposit of €1,270 plus €270 overpayment of rent for the month of December, having deducted €692 for repairs and replacements in excess of normal wear and tear in respect of the tenancy of the dwelling at 70 The Windmill, Windmill Lane, Sir John Rogerson's Quay, Dublin 2.

This Order was made by the Private Residential Tenancies Board on 15 November 2006.

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Liam Gleeson  
Board Member  
Duly authorised to sign on behalf of the Board

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Kathryn Ward  
Assistant Director  
Duly authorised to sign on behalf of the Board