

Private Residential Tenancies Board

Determination Order

Ref: DR799/2005

In the matter of Lucent Technologies (Applicant Tenant) and David Kennelly (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 30 days of the date of issue of this Order, the sum of €3,740 being the balance of the deposit of €7,000, having deducted €540 for an oil refill, €500 for damage to a dining room table, €320 for restoration of the garden (maintenance of which was the responsibility of the Applicant Tenant), €300 for cleaning and re-hanging curtains, €600 for cleaning costs and €1,000 for overall damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 11 St. Margarets Road, Malahide, Co. Dublin.

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