

## **Private Residential Tenancies Board**

### **Determination Order**

#### **Ref: DR881/2005**

In the matter of Sylvia Tsalabiendze (Applicant Tenant) and Niamh Lewis (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay to the Applicant Tenant, within 7 days of the date of issue of this Order, the sum of €555 being the balance of the deposit of €1,200 having deducted €645 for repairs and replacements in excess of normal wear and tear in respect of the tenancy of the dwelling at 65 Marfield Place, Kiltipper Way, Tallaght, Dublin 24.
2. The Respondent Landlord's claim for rent in the amount of €172 for over-holding in respect of the above dwelling is rejected.

This Order was made by the Private Residential Tenancies Board on 18 October 2006.

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Liam Gleeson  
Duly authorised to sign on behalf of the Board

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Kathryn Ward  
Duly authorised to sign on behalf of the Board