

## **Private Residential Tenancies Board**

### **Determination Order**

#### **Ref: DR225/2007**

In the matter of Oliver Kinzel (Applicant Tenant) and Daniel Flynn (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlords claim for rent increase for the period 1 April 2007 to 31 December 2007, in respect of the tenancy of the dwelling at 20 Springfield Court, Wicklow is refused, as the increase sought is above the market rent.
2. The Respondent Landlord is entitled to increase the rent in the amount of €35 per month from 1 January 2008 to 31 December 2008; the Tenant shall, within 14 days of the date of issue of this Order, pay to the Landlord the outstanding rent due arising from the rent increase.

This Order was made by the Private Residential Tenancies Board on 19 September 2008

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Tony Taaffe  
Board Member  
Duly authorised to sign on behalf of the Board

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Anne Marie Caulfield  
Director  
Duly authorised to sign on behalf of the Board