

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR58/2007**

In the matter of Avril Trayer (Applicant Tenant) and Patrick O'Neill (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Respondent Landlord was in breach of his obligations under the provisions of Section 12 of the Residential Tenancies Act, 2004 and the Housing (Standards for Rented Housing) Regulations, 1993, by failing to maintain or repair the dwelling to the proper standards of safety and hygiene required, in respect of the tenancy of the dwelling at Flat 1, 7 Beechwood Road, Ranelagh, Dublin 6.
2. The Respondent Landlord shall pay €1,560 to the Applicant Tenant, being compensation for the disruption to her peaceful and exclusive enjoyment of her occupation of the above dwelling, and this may, with the agreement of the Applicant Tenant, be paid by means of a weekly reduction of the rent payable over 52 weeks, from €100 per week to €70 per week for the period 1 April, 2007 to 31 March, 2008.

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

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Eoin O'Sullivan  
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