

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: TR34/DR1072/2010**

In the matter of X (Appellant Landlord) and Eva Power (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Appellant Landlord shall return sum of €470.14 to the Respondent Tenant, within 14 days of the date of issue of this Order, being the excess rent paid from 20 October to 31 October 2008, in respect of the tenancy of the dwelling at Z.
2. The Appellant Landlord shall also pay the sum of €3,000 to the Respondent Tenant, within 14 days of the date of issue of this Order, being damages for breach of his obligations under Section 12 of the 2004 to allow the Tenant peaceful occupation of the dwelling.

This Order was made by the Private Residential Tenancies Board on 12 May 2010.

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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