

## **Private Residential Tenancies Board**

### **Determination Order**

#### **Ref: DR1201 / 2010**

In the matter of Olive Kelly ( Applicant Tenant ) and Eamonn Hopkins ( Respondent Landlord ) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

The Respondent Landlord shall pay the sum of €921.21 to the Applicant Tenant, within 10 days of the date of issue of this order, being damages of €1000.00 for the Respondent Landlord's breach of his obligations under the Act, in failing to serve a valid notice of termination and €650.00 being the entire of the security deposit, unjustifiably retained, having deducted rent arrears of €273.00 and the sum of €455.79 for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 1 St.Aidan's Road, Wexford, Co. Wexford.

This Order was made by the Private Residential Tenancies Board on 20 April 2011.

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Orla Coyne  
Chairperson  
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