

## **Private Residential Tenancies Board**

### **Determination Order**

#### **Ref: DR 1301/2010**

In the matter of Matthew Brady ( Applicant Landlord ) and Kenneth Neville and Catriona Kane ( Respondent Tenants ) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

1. The Applicant Landlord's application, regarding rent arrears, in respect of the tenancy of the dwelling at Flat 8,128 Cabra Park, Phibsboro, Dublin 7, is upheld.
2. The Applicant Landlord is entitled to retain the deposit in the sum of €390.00, being €160.00 in respect of 2 weeks' arrears of rent at €80.00 per week up to the termination date of 2 July 2010 together with €230.00 damages for breach of tenant obligations, in respect of the above dwelling.

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