

Private Residential Tenancies Board

Determination Order

Ref: DR 1376 / 2010 & Counter Case DR 1883 / 2010

In the matter of Aoife Faughnan and Rory McCarthy (Applicant/Respondent Tenants) and Brian O'Hara and Maureen O'Hara (Respondent/Applicant Landlords) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

The Respondent/Applicant Landlords shall pay the sum of €1650.00 to the Applicant/Respondent Tenants, within 14 days of the date of issue of this Order, being the entire of the unjustifiably retained security deposit, plus damages of €200.00 for retaining the deposit, having deducted €200.00 for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 9A Cherry Court, Loughlinstown, Dublin 18, Co. Dublin.

This Order was made by the Private Residential Tenancies Board on 27 April 2011.

Orla Coyne

Chairperson

Duly authorised to sign on behalf of the Board

Anne Marie Caulfield

Director

Duly authorised to sign on behalf of the Board