

## **Private Residential Tenancies Board**

### **Determination Order**

#### **Ref: DR 156/2010**

In the matter of Alan Nason ( Applicant Landlord ) and Colette Sharkey ( Respondent Tenant ) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

1. The Respondent Tenant shall pay the total sum of €1,168.00 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears of €2,200.00, plus the sum of €168.00 for damage in excess of normal wear and tear, having deducted the entire of the justifiably retained security deposit of €1,200.00, in respect of the tenancy of the dwelling at 51 Sarsfield Park, Lucan, Co. Dublin.
2. The Notice of Termination served on the 2<sup>nd</sup> of November 2009 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the above dwelling, is valid.

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