

Private Residential Tenancies Board

Determination Order

Ref: DR 537/2010

In the matter of Muhammad Husnoo and Farha Husnoo (Applicant Tenants) and Thomas Horan and Ann Horan (Respondent Landlords) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

The Respondent Landlords shall pay the total sum of €2,200.00 to the Applicant Tenants within 21 days of the date of issue of this Order, the sum of €1566.86 being part of the security deposit of €2,100.00, unjustifiably retained, together with the return of the refuse expenses of €75.00 and expenses of €25.00 for breach of the landlord's obligations

under the Act plus damages of €533.14 for failing to return part of the deposit, in respect of the tenancy of the dwelling at 1A St. Peters Road, Cabra Park, Dublin 7.

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

Eoin O'Sullivan

Board Member

Duly authorised to sign on behalf of the Board

Anne Marie Caulfield

Director

Duly authorised to sign on behalf of the Board