

Private Residential Tenancies Board

Determination Order

Ref: DR 693/2010

In the matter of Diarmuid Ryan and Claire Jakstas (Applicant Tenants) and Frances Berry (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 €450.00 to the Applicant Tenants, within 14 days of the date of issue of this Order, being part of the security deposit of €1,395.00 , unjustifiably retained, having deducted €207.55 for damage in excess of normal wear and tear, the sum of €737.45 having already been paid by the Respondent Landlord to the Applicant Tenants, in respect of the tenancy of the dwelling at 85 Pembroke Cottages, Donnybrook, Dublin 4.

This Order was made by the Private Residential Tenancies Board on 6 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