

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: DR154 / 2010**

In the matter of Eric McClintock (Applicant Tenant) and Ann Houlihan (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 €1,700.00 to the Applicant Tenant, within 14 days of the date of issue of this Order, being part of the security deposit of €2,000.00, unjustifiably retained, having deducted €300.00 for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 3 Parkside, Ballymore Road, Naas, Co.Kildare.

This Order was made by the Private Residential Tenancies Board on 2 March 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