

Private Residential Tenancies Board

Determination Order

Ref: DR1758 / 2010

In the matter of James Peters, Paul Donnolly and Carol Anne Bergin (Applicant Tenants) and Frank Fahy (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 total sum of €1,425.00 to the Applicant Tenants, within 7 days of the date of issue of this Order, being part of the security deposit of €1,650.00, unjustifiably retained, plus €225.00 damages for the Respondent Landlord's breach of his obligations under the Act, having deducted €450.00 for cleaning and repair expenses for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 66 Belfield Park, Stillorgan, Co.Dublin.

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