

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: TR03/DR1068/2011**

In the matter of Tyrone Falls (Appellant Landlord) and Louisa Hayes and Tim Van Buchem (Respondent Tenants) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

- The Appellant Landlord shall pay the sum of €1,350 to the Respondent Tenants within 28 days of the date of issue of this Order being damages for his breach of obligations under section 12 (1) (b) (i) and (ii) of the 2004 Act for failing to replace the faulty windows in respect of the tenancy of the dwelling at 1 Mount Drummond Square, Harold's Cross, Dublin 6.

This Order was made by the Private Residential Tenancies Board on 30 March 2011.

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Orla Coyne  
Board Member  
Duly authorised to sign on behalf of the Board

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Kathryn Ward  
Assistant Director  
Duly authorised to sign on behalf of the Board