

Private Residential Tenancies Board

Determination Order

Ref: DR1014-14764

In the matter of Albert Plummer [Applicant Tenant] and Trevor Dunne [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Applicant Tenant shall pay the total sum of €195.00 to the Respondent Landlord within 35 days of the date of issue of this Order, being €825.00 rent arrears plus €720.00 damages for breach of his obligations pursuant to Section 16 (d) and (f) of the Act in causing a deterioration to the dwelling in excess of normal wear and tear and for his failure to notify the respondent of any defect that occurred in the dwelling to enable the respondent to comply with his obligations. The award has allowed for the justifiably retained security deposit of €850.00 and having off set the sum of €500.00 in respect of damages for the unlawful termination of the tenancy by the Respondent Landlord in respect of the tenancy of the dwelling at 66 Thornfield Square, Clondalkin, Dublin 22.

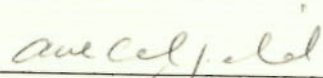
This Order was made by the Private Residential Tenancies Board on 13 February 2015.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield

Director

Duly authorised to sign on behalf of the Board