

## Private Residential Tenancies Board

### Determination Order

**Ref: TR1113-000489/DR0113-03956**

In the matter of Tom Harney [Appellant Landlord] and Patrick Forde [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

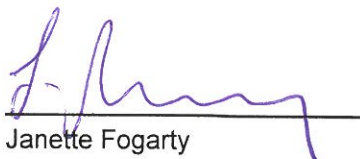
The Appellant Landlord is entitled to retain the security deposit in the sum of €280 being €121.77 in respect of rent arrears and outstanding utilities plus the sum of €158.23 for damages in respect of a breach of tenant responsibilities for damage to the bedroom carpet. The amount owing in rent and utility arrears and damage above normal wear and tear of the dwelling in accordance with section 12(4) of the Act is deemed to have been justified for retaining the entire of the security deposit in respect of the dwelling at 53 Willow Place, Old Dublin Rd, Athlone, Co Westmeath.

This Order was made by the Private Residential Tenancies Board on 4 July 2014.



Catriona Walsh  
Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board