

## Private Residential Tenancies Board

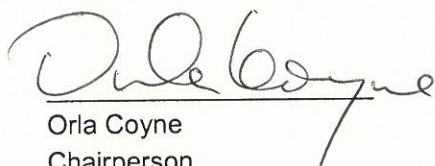
### Determination Order

**Ref: DR0512-00275**

In the matter of Maurice Ahern [Applicant Landlord] and Jessica Foley [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

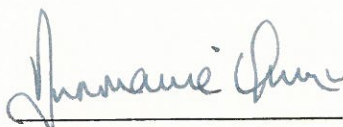
1. The Applicant Landlord's application for unpaid rent in respect of the dwelling at 2 Iona Close, College Court, Castletroy, Co Limerick, is not upheld.
2. The Applicant Landlord shall pay the sum of €300.00 to the Respondent Tenant within 7 days of the date of issue of this Order, being the entire of the unjustifiably retained security deposit, in respect of the tenancy of the above dwelling.
3. The Respondent Tenant shall pay the Applicant Landlord €350.00 within 7 days of the date of issue of this Order, being damages for the loss of use of the dwelling, in respect of the tenancy of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 12 February 2013.



Orla Coyne  
Chairperson

Duly authorised to sign on behalf of the Board



Annmarie Quinn  
Assistant Director

Duly authorised to sign on behalf of the Board