

## Private Residential Tenancies Board

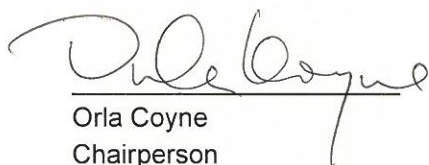
### Determination Order

**Ref: DR0512-00319**

In the matter of James Maguire, Mark McCaul, Jamie Murphy, Seamus McNaughton [Applicant Tenants] and Brian O'Reilly [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

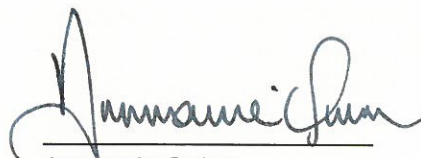
The Respondent Landlord shall pay the total sum of €1,088.86 to the Applicant Tenants, within 35 days of the date of issue of this Order, being the unjustifiably retained portion of the security deposit of €1,500.00 having deducted the sum of €100.00 for cleaning and painting, €140.00 for rent arrears and €171.14 for unpaid utility bills, in respect of the tenancy of the dwelling at 116 Rockfield Court, Hoey's Lane, Dundalk, Louth.

This Order was made by the Private Residential Tenancies Board on 14 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

