

## Private Residential Tenancies Board

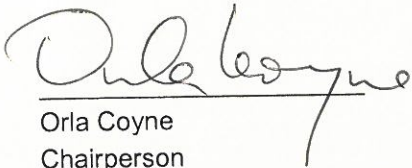
### Determination Order

**Ref: DR0512-00721**

In the matter of Michael Moriarty [Applicant Tenant] and Adrian Hopkins [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 €763.35 to the Applicant Tenant within 28 days of the date of issue of this Order, being the unjustifiably retained portion of the security deposit of €528.00, the sum of €322.00 having already being returned to the Applicant Tenant, plus a refund of overpaid rent in the sum of €363.35, having deducted the sum of €128.00 for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 77 Priory Court, Eden Gate, Delgany, County Wicklow.

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

