

## Private Residential Tenancies Board

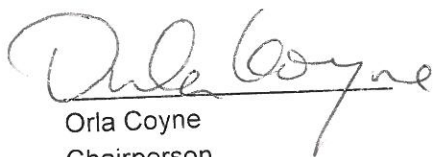
### Determination Order

**Ref: DR0512-00788**

In the matter of Carl Batten, Racheal Bourke [Applicant Tenants] and Patricia Rossiter [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

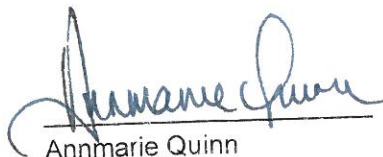
The Respondent Landlord shall pay the total sum of €527.60 to the Applicant Tenants within 21 days of the date of issue of this Order, being the unjustifiably retained portion of the security deposit of €995.00, having deducted the sum of €200 for damage in excess of normal wear and tear and €233.40 for waste charges, the sum of €34 having already been returned to the Tenants from the deposit of €995.00, in respect of the tenancy of the dwelling at 34 Celtic Park Avenue, Whitehall, Dublin 9.

This Order was made by the Private Residential Tenancies Board on 21 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