

## Private Residential Tenancies Board

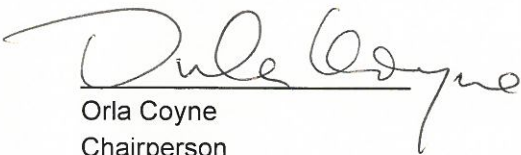
### Determination Order

**Ref: DR0612-01617**

In the matter of Eadaoin Russell [Applicant Tenant] and Emma Pitt [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 €206 to the Applicant Tenant, within 14 days of the date of issue of this Order, being the unjustifiably retained portion of the security deposit of €1,000, having deducted the sum of €115 for damage beyond normal wear and tear, the sum of €679 having been previously refunded to the Applicant Tenant, in respect of the tenancy of the dwelling at 1, Sycamore House, Eaton Wood Square, Shankill, Co. Dublin.


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

