

Private Residential Tenancies Board

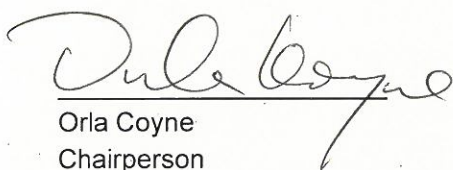
Determination Order

Ref: DR0712-01943

In the matter of Paul Mullen [Applicant Tenant] and Theresa Coyle [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

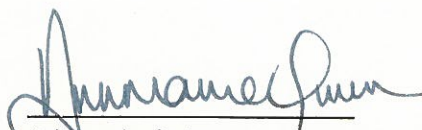
1. The Respondent Landlord shall pay the total sum of €200 to the Applicant Tenant within 28 days of the date of issue of this Order, being the unjustifiably retained portion of the security deposit of €400, having deducted the sum of €200 for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at Ballinrink, Old Castle, Co. Meath.
2. The Applicant Tenant's application regarding standard and maintenance of dwelling in respect of the tenancy of the above dwelling, is not upheld.
3. The Applicant Tenant's application regarding breach of landlord obligations in respect of the tenancy of the above dwelling, is not upheld.

This Order was made by the Private Residential Tenancies Board on 12 March 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