

Private Residential Tenancies Board

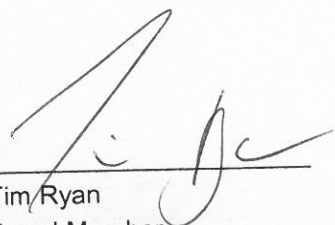
Determination Order

Ref: DR0912-02533

In the matter of Suraj Kumar [Applicant Tenant] and David Langan [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 €816.48 to the Applicant Tenant within 28 days of the date of issue of this Order. This sum represents the unjustifiably retained security deposit of €800.00 together with damages of €500.00 for failure to allow the Applicant Tenant enjoy peaceful and exclusive occupation of the dwelling plus a refund of over paid rent in the sum of €108.48, having deducted €592.00 for damage in excess of normal wear and tear, in respect of the tenancy of the dwelling at 187 Bachelor's Walk, Dublin 1.

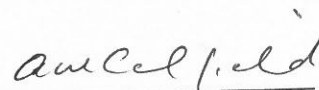
This Order was made by the Private Residential Tenancies Board on 5 March 2013.



Tim Ryan

Board Member

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield

Director

Duly authorised to sign on behalf of the Board

