

Private Residential Tenancies Board

Determination Order

Ref: DR0314-11303

In the matter of Niamh McLoughlin, Karl O'Neill [Applicant Tenants] and Veronica Mahon [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenants' application in respect of the standard and maintenance of the dwelling and breach of Landlord's obligations in respect of the tenancy of the dwelling at 4 St. Laurences Cottages, Chapelizod Hill Road, Chapelizod, Dublin 20 is upheld.
2. The Applicant Tenants' application in respect of anti-social behaviour is not upheld.
3. The Respondent Landlord shall pay €247.31 to the Applicant Tenants, within 14 days of the date of issue of this Order, being the unjustifiably retained portion of the security deposit of €1,100 having deducted the sum of €807.69 for damage in excess of normal wear and tear and the €45 previously refunded, in respect of the tenancy of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 03 October 2014.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board

