

Private Residential Tenancies Board

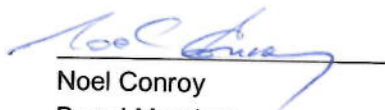
Determination Order

Ref: DR1115-22608

In the matter of Mark Rudden [Applicant Tenant] and William Johnston [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

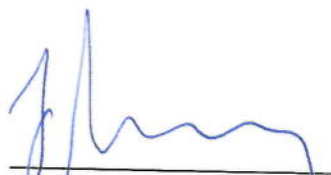
The Respondent Landlord shall pay the total sum of €1,487.70 to the Applicant Tenant, within 21 days of the date of issue of this Order, being the balance of the unjustifiably retained security deposit of €2,800.00 having deducted €1,112.30 in damage to the dwelling in excess of ordinary wear and tear together and deducted €500.00 damages for breach of Tenant's obligation's with respect of altering the property without consent, together with damages of €300.00 for its unlawful retention, in respect of the tenancy of the dwelling at 10 Castlewood Avenue, Rathmines, Dublin 6 D06 R627.

This Order was made by the Private Residential Tenancies Board on 23 February 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board