

## Residential Tenancies Board

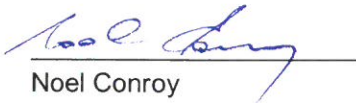
### Determination Order

**Ref: DR0316-25162**

In the matter of Edward Doyle [Applicant Landlord] and Ahsan Syed [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination given by the Respondent to the Applicant Landlord in respect of the tenancy of the dwelling at 15 Marina Court, Athy, Co. Kildare, R14 NY84, was invalid.
2. The Respondent Tenant shall pay the total sum of €289.26 to the Applicant Landlord within 14 days of the date of issue of the Order, being damages of €649.50 in excess of normal wear and tear caused to the dwelling and for breach of the Respondent Tenant's obligations pursuant to Section 16(f) of the Residential Tenancies Act, 2004 and rent arrears of €236.76 having deducted the justifiably retained security deposit of €600.00 in respect of the tenancy of the dwelling at the above address
3. The Respondent Tenant shall return to the Applicant Landlord at the dwelling at the above address within 14 days of the date of issue of the Order, the clothes horse, kitchen tongs, metal spatula, metal potato masher, plastic spaghetti spoon and plastic ladle removed from the dwelling during the tenancy.

This Order was made by the Residential Tenancies Board on 19 August 2016.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin  
Higher Executive Officer

Duly authorised to sign on behalf of the Board