

Private Residential Tenancies Board

Determination Order

Ref: TR0615-001222/DR0115-16512

In the matter of Tom Long [Appellant Landlord] and Abdelali Kanane [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Appellant Landlord shall pay the Respondent Tenant the sum of €680 within a period of six weeks from the date of issue of the Order by the Board being the sum of the unjustifiably retained deposit of €600 and the cost of boiler repairs of €80 together with €500 in respect of the breach of the Appellant Landlord's obligations in failing to properly address leaks at the dwelling less the sum of €500 for damages payable to the Appellant Landlord in respect of damages in excess of normal wear and tear in respect of the tenancy of the dwelling at 40 Park Avenue, Clonroad, Ennis, Co. Clare.

This Order was made by the Private Residential Tenancies Board on 23 October 2015.

John Fitzgerald

Board Member

Duly authorised to sign on behalf of the Board

Joanne Moore

Higher Executive Officer

Duly authorised to sign on behalf of the Board