

Private Residential Tenancies Board

Determination Order

Ref: TR0615-001239/DR0215-16989

In the matter of Kevin O'Brien [Appellant Landlord] and Hanora Dolan [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

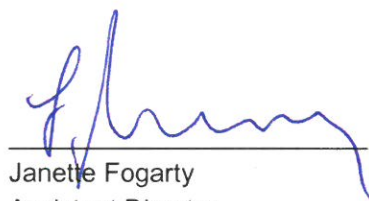
- (i) The Appellant Landlord did not unjustly deprive the Respondent Tenant of possession of the dwelling at 4 Woodbrook Drive, Bishopstown, Cork. The Respondent Tenant is not entitled to an order for damages pursuant to section 56 of the Residential Tenancies, Act 2004.
- (ii) The Appellant Landlord is entitled, pursuant to section 12(4)(a)(i) of the Residential Tenancies, Act 2004, to retain the security deposit of €700 paid by the Respondent Tenant, in respect of arrears of rent owing in the sum of €700.
- (iii) The Respondent Tenant was not in breach of her obligations not to cause a deterioration in the condition of the dwelling pursuant to section 16(f) of the Residential Tenancies Act, 2004, in respect of the tenancy at the above dwelling.
- (iv) The Appellant Landlord was not in breach of his obligations to repair the dwelling pursuant to section 12(1)(b)(i) and (ii) of the Residential Tenancies Act, 2004, in respect of the tenancy at the above dwelling.

This Order was made by the Private Residential Tenancies Board on 3 November 2015.



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