

## Private Residential Tenancies Board

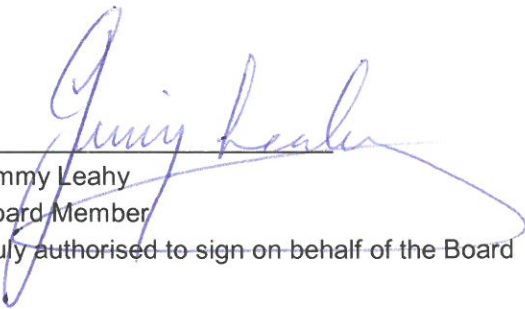
### Determination Order

**Ref: TR0715-001285/DR0515-18498**

In the matter of Anthony Shannon [Appellant Landlord] and John O'Kelly [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Appellant Landlord is in breach of his obligations pursuant to section 34 of the Residential Tenancies Act 2004 in respect of the tenancy of the dwelling at 1 Woodbrook, Culfadda, Ballymote, Sligo;
2. The Respondent Tenant shall pay the total sum of €930.00 to the Appellant Landlord, within 56 days of the date of issue of this Order. This sum represents rent arrears having deducted the entire of the justifiably retained security deposit of €400.00, in respect of the tenancy of the above dwelling;
3. The Appellant Landlord's appeal, regarding deposit retention in respect of the tenancy of the dwelling is not upheld.

This Order was made by the Private Residential Tenancies Board on 24 November 2015.



Jimmy Leahy  
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