

## Private Residential Tenancies Board

### Determination Order

**Ref: TR0314-000602/DR1213-09274**

In the matter of Jieying Tao, Yang Liu [Appellant Tenant(s)] and Cliona Kenny [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 Appellant Tenants €750 within 14 days of the issue of this Order being the unjustifiably withheld balance of the deposit of €1,000, having deducted €100 in lieu of cleaning and €200 having already been returned to the Appellant Tenants, plus €50 damages for the consequences of unjustifiably retaining €700 of the deposit, in respect of the tenancy of the dwelling at 12, Synnott Row, Drumcondra, Dublin 7.

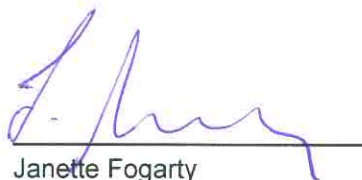
This Order was made by the Private Residential Tenancies Board on 4 July 2014.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board