

## Private Residential Tenancies Board

### Determination Order

**Ref: TR0514-000650/DR1213-09519**

In the matter of David Horgan [Appellant Landlord] and Grace Reilly [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the Appellant Tenant €1,000 within 28 days of the issue of this Order in damages for breach of his obligations under the tenancy agreement to install an electric shower and under section 12(1) of the Act in respect of the standard and maintenance of the dwelling at 9 Eastwood, Finglas South, Dublin 11.
2. The Appellant Landlord shall install an electric shower in the bathroom of the dwelling within 84 days of the issue of this Order.
3. The market rent in respect of the dwelling is €950 which market rent shall take effect and fall due at the end of the first full calendar month in which an electric shower has been installed into the bathroom of the dwelling.

This Order was made by the Private Residential Tenancies Board on 1 August 2014.

John FitzGerald  
Board Member

Duly authorised to sign on behalf of the Board

Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board