

Private Residential Tenancies Board

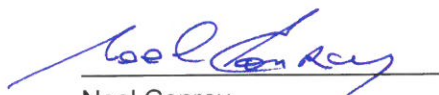
Determination Order

Ref: TR0514-000669/DR0214-10682

In the matter of Kevin McHugh [Appellant Landlord] and Distinguished Homes Ltd [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

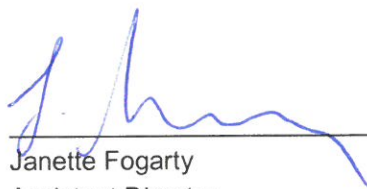
1. The Respondent Tenant is in breach of its obligations under Section 16 of the Act 2004 to pay rent to the Appellant Landlord on the date it falls due.
2. The Appellant Landlord has justifiably retained the entire security deposit in the sum of €585.00 in lieu of rent arrears comprising unpaid rent in the sum of €585.00 (rent due and owing for the final month of the tenancy) in respect of the tenancy of the dwelling at 3 Castle Oaks, Kiltegan, County Wicklow
3. The Appellant Landlord's claim in respect of the Respondent Tenant causing damage to the dwelling beyond normal wear and tear is not upheld.

This Order was made by the Private Residential Tenancies Board on 14 November 2014 .



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

