

Private Residential Tenancies Board

Determination Order

Ref: TR0614-000688/DR0513-05713

In the matter of Thomas Stralkowski [Appellant Tenant] and Catherine O'Reilly, Jack O'Reilly [Respondent Landlords] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

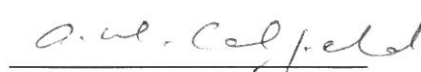
No sum is owing to either party to the tenancy at 165 Lower Kimmage Road, Kimmage, Dublin 6W as the Respondent Landlords have waived their claim to €260.28, which sum comprised rent arrears in the sum of €425.28 plus damages in excess of normal wear and tear in the sum of €3,000, having taken account of the justifiably withheld security deposit of €765 and damages awarded to the Appellant Tenant in the sum of €2,400 for breach of the Respondent Landlords' obligations to return his possessions to him in a timely fashion.

This Order was made by the Private Residential Tenancies Board on 11 December 2014.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Anne Marie Caulfield
Director

Duly authorised to sign on behalf of the Board