

Private Residential Tenancies Board

Determination Order

Ref: TR1013-000477/DR0612-01508

In the matter of Marion Beirne [Appellant Tenant] and Maire Higgins, Breen Higgins [Respondent Landlord(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Respondent Landlords shall pay the sum of €500 to the Appellant Tenant within 21 days of the date of issue of the Determination Order by the Board, being the unjustifiably retained balance of the deposit of €750 paid by the Appellant Tenant, having deducted the sum of €250 to defray costs to be incurred by the Respondent Landlords for the purposes of restoring the dwelling to the condition it was in at the commencement of the tenancy, the Appellant Tenant being in breach of her obligation pursuant to section 16(f) of the Act not to do any act that would cause damage in excess of normal wear and tear in respect of the tenancy of the dwelling at 4 Garran Ard, The Walk, Roscommon.

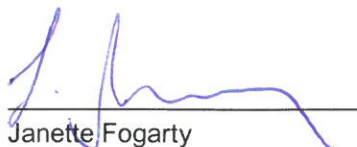
This Order was made by the Private Residential Tenancies Board on 5 September 2014.



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

