

Private Residential Tenancies Board

Determination Order

Ref: DR479/2005

In the matter of Dermot Foley (Applicant Tenant) and Francis Joyce (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Notice of Termination served by the Respondent Landlord on the Applicant tenant in respect of the tenancy of the dwelling at 5 Fairgreen, Clifden, Co. Galway was invalid.
2. The Respondent Landlord shall pay the Applicant Tenant, within 7 days of the date of issue of this Order, the sum of €719 being damages of €1,500 for the illegal eviction having deducted €781 for outstanding rent and E.S.B. charges in respect of the above dwelling.
3. The Respondent Landlord shall within 7 days of the date of issue of this Order, return to the Applicant Tenant at his current address, the following items illegally retained; Chandelier, Microwave, crockery and cooking utensils, pots and glassware, 2 mirrors, 2 pictures, laundry basket with personal items, various curtain rails/poles, net curtains, and a large ceramic flower pot.

This Order was made by the Private Residential Tenancies Board on 18 October 2006.

Liam Gleeson
Duly authorised to sign on behalf of the Board

Kathryn Ward
Duly authorised to sign on behalf of the Board