

Private Residential Tenancies Board

Determination Order

Ref: TR109//2007

In the matter of Ann Partridge (Applicant Tenant) and William Watson (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord unlawfully terminated the tenancy of the dwelling at 2A Newbury Drive, Clonshaugh, Dublin 17, on the 23rd November 2007.
2. The Respondent Landlord caused serious damage and loss to the Respondent Tenant and her family due to the removal of her furniture and belongings from the dwelling by him or by his agents, the placing of them in the garden of the dwelling during a particularly inclement period of the year, the destruction of many of the items beyond use, and the removal of some others to a place unknown.
3. The Applicant Tenant is liable for outstanding rent in the sum of €9,800 for the period March 2007 to 23 November 2007, the date she was unlawfully deprived of her occupation of the dwelling.
4. The Respondent Landlord shall pay the sum of €12,000 to the Applicant Tenant by way of damages for the unlawful termination of her tenancy and for the damage to and loss of her furniture, personal and other effects that were in the dwelling.
5. The arrears of rent due to the Respondent Landlord by the Applicant Tenant may be set off against the damages payable to her. The Landlord shall pay the balance of €2,200 to the Tenant within 7 days of the date of issue of this Order.

This Order was made by the Private Residential Tenancies Board on 21 May 2008.

Eoin O'Sullivan
Board Member

Duly authorised to sign on behalf of the Board.

Kathryn Ward
Assistant Director

Duly authorised to sign on behalf of the Board.