

Private Residential Tenancies Board

Determination Order

Ref: TR125/DR1012/2007

In the matter of David Bruce (Appellant Tenant) and Bernard & Sinead Ross (Respondent Landlords) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Adjudicators determination is upheld to the effect that: the Notice of Termination served on the Applicant Tenant in respect of the tenancy of the dwelling at 2 Wentworth place, Jigginstown, Naas, co. Kildare is invalid as it does not comply with sections 62(1)(f)(ii) and 62(1)(g) of the Residential tenancies Act 2004.
2. In addition, the Respondent Landlords shall pay the sum of €650 to the Appellant Tenant, within 10 days of the date of issue of this Order, being compensation for the inconvenience and distress suffered by the Tenant as a result of the Landlord's actions.

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.