

Private Residential Tenancies Board

Determination Order

Ref: DR67/2007

In the matter of Paul Allen, Phelim Henry and David McDermott (Applicant Tenants) and Seamus O'Toole (Respondent Landlord) the Private Residential Tenancies Board, in accordance with Section 121 of the Residential Tenancies Act 2004, determines as follows:

1. The Respondent Landlord unlawfully terminated the tenancy of the dwelling at 146 Laurel Park, Newcastle, Galway, on 16 December 2006, in breach of his obligation under Section 12(1)(a) of the Residential Tenancies Act 2004.
2. The Respondent Landlord, shall pay the sum of €2,851.00 to the Applicant Tenants, within 7 days of the date of issue of this Order, being compensation of €1,000 for the unlawful termination of the tenancy, rent paid in advance of €900, €90 for unused heating oil, plus €861 being the balance of the security deposit of €1,260 having deducted €399 for cleaning and repairs in excess of normal wear and tear in respect of the above tenancy.
3. The above sum is to be apportioned equally and paid individually to the Applicant Tenants.

This Order was made by the Private Residential Tenancies Board on 19 September 2008.

Tony Taaffe
Board Member
Duly authorised to sign on behalf of the Board

Kathryn Ward
Assistant Director
Duly authorised to sign on behalf of the Board