

Private Residential Tenancies Board

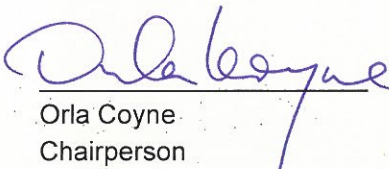
Determination Order

Ref: DR1012-02855

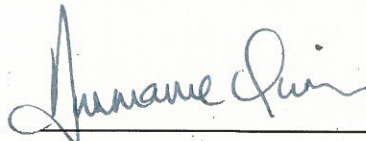
In the matter of Sandra Carolan, Aoife Mc Bennett [Applicant Tenant(s)] and Gerard Keegan [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the sum of €950.00 to the first named Applicant Tenant Sandra Carolan within 21 days of the date of issue of the Order, being damages for the unlawful termination of the tenancy arising from the invalid notice of termination, in respect of the tenancy of the dwelling at 6 Shelbourne Village, Ringsend Road, Ringsend, Dublin 4.
2. The Applicant Tenant's application regarding breach of landlord obligations under the Act regarding the standard and maintenance of the dwelling, in respect of the tenancy of the above dwelling, is not upheld.
3. The second named Applicant Tenant Aoife McBennett's application regarding breach of landlord obligations under the Act and unlawful termination of the tenancy, in respect of the tenancy of the above dwelling, is abandoned.

This Order was made by the Private Residential Tenancies Board on 12 March 2013.



Orla Coyne
Chairperson
Duly authorised to sign on behalf of the Board



Annmarie Quinn
Assistant Director
Duly authorised to sign on behalf of the Board