

Residential Tenancies Board

Determination Order

Ref: DR0216-24032


In the matter of John Loughnane [Applicant Landlord] and Khalid Akbar, Musarrat Begum [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 27th January 2016 served orally by the Respondent Tenants on the Applicant Landlord in respect of the tenancy of the dwelling at Apartment 5, Glenmorgan House, Parnell Street, Thurles, Co. Tipperary, is invalid.
2. The Respondent Tenants shall pay the total sum of €148.00 to the Applicant Landlord within fourteen days of the date of issue of this Order, being €228.00 of rent arrears and damages for the consequences of the Respondent Tenants breach of Section 36(1) of the 2004 Act having deducted the entirety of the security deposit of €80.00, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 03 May 2016.



Tim Ryan
Board Member
Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director
Duly authorised to sign on behalf of the Board