

Private Residential Tenancies Board


Determination Order

Ref: DR1115-22189

In the matter of Michael Quirke [Applicant Tenant] and Martin Kennedy [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:


1. The Notice of Termination served on the 8th of October 2015, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 2 Dunbrody Wharf, New Ross, County Wexford is invalid.
2. The Respondent Landlord shall pay the total sum of €510 to the Applicant Tenant, within 21 days of the date of issue of the Order, being the entire portion of the unjustifiably retained security deposit of €210, (plus damages of €50 for the consequences of retaining the said deposit), €150 in damages for breach of obligations in relation to standards and maintenance of the dwelling and €100 for service of an invalid Notice of Termination in respect of the tenancy of the above dwelling.

This Order was made by the Private Residential Tenancies Board on 19 February 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board