

## Residential Tenancies Board

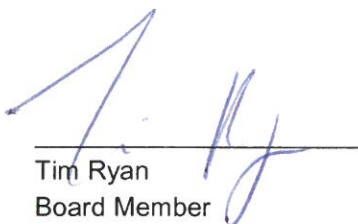
### Determination Order

**Ref: DR0516-26610/ / 0616-27077**

In the matter of Charles Afari [Applicant/Respondent Tenant] and Grainne Kenny [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination purporting to be served on 29 October 2016 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at No. 6 Carbry Coast Apartments, Tullaghan, Co. Leitrim, is invalid.
2. The Applicant Tenant shall pay the total sum of €50 to the Respondent Landlord within 28 days of the date of issue of this Order, being rent arrears in the sum of €1,050 minus the sum of €1,000 in damages being damages for breach of landlord obligations under s. 12(1)(a) of the Residential Tenancies Act 2004 by unlawfully interfering with the Applicant Tenant's right to peaceful occupation of the dwelling at the above address.

This Order was made by the Residential Tenancies Board on 16 August 2016.



Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien  
Higher Executive Officer

Duly authorised to sign on behalf of the Board