

Private Residential Tenancies Board

Determination Order

Ref: TR0315-001086/DR1114-15400

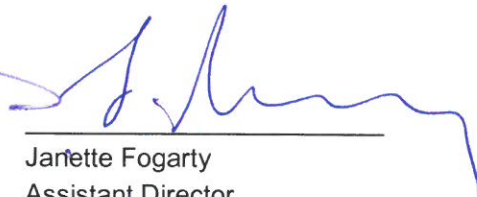
In the matter of Kai Meyer [Appellant Tenant] and Edward Nyhan [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served by the Respondent Landlord on the Applicant Tenant dated 3 November 2014 and 30 January 2015 in respect of the tenancy of the dwelling at House 2, (also known as 'Schmetterling'), Pallas, Durrow, Rostalla, Kilbeggan, Co. Westmeath are invalid.
2. The Respondent Landlord shall pay the sum of €2,000.00 to the Appellant Tenant within 35 days of the date of issue of the Determination Order by the Board, being damages for breach of the Respondent Landlord's obligations under Section 12 of the Act and in particular Section 12(1)(b), and for damages arising from the breach of the Respondent Landlord's obligation under section 12 (1) (a) of the Act resulting in inconvenience and upset to the Appellant Tenant caused by the service of the invalid Notice of Termination dated 3 November 2014, in respect of the tenancy in the above dwelling.

This Order was made by the Private Residential Tenancies Board on 7 August 2015.



John Fitzgerald
Board Member
Duly authorised to sign on behalf of the Board



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

