

Private Residential Tenancies Board

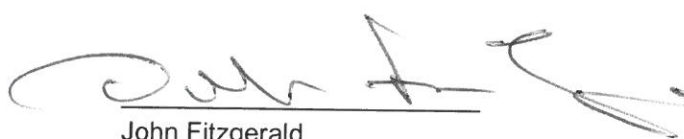
Determination Order

Ref: TR0515-001194/DR0814-13612

In the matter of Thomas Durran [Appellant Landlord] and Nichola Uzell [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

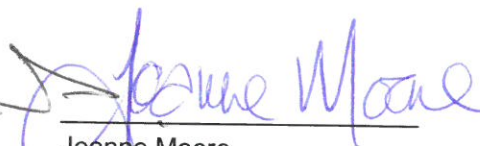
1. The Notice of Termination served on the 23rd July, 2014, by the Appellant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 8a Walkinstown Green, Dublin 12, is invalid.
2. The Appellant Landlord shall pay the sum of €1,846 to the Respondent Tenant within 28 days of the date of issue of the Order, being reimbursement of costs in the sum of €546 incurred by the Tenant, plus damages of €1,300 as a result of the service of the invalid notice and as a result of the Landlord's breach of obligations in failing to carry out necessary repairs and replacements in respect of the tenancy of the dwelling at 8a Walkinstown Green, Dublin 12.

This Order was made by the Private Residential Tenancies Board on 16 October 2015.



John Fitzgerald
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore
Higher Executive Officer

Duly authorised to sign on behalf of the Board

