

Private Residential Tenancies Board


Determination Order

Ref: TR1114-000914/DR0714-13315

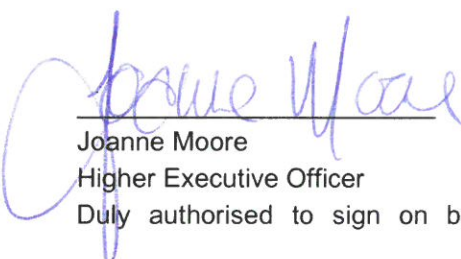
In the matter of Alice Baranauskiene, Raimundas Baranauskas [Appellant Tenants] and Sonia Kiernan [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Notices of Terminations served on the 10th April and 20th April 2014 by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 17 Warren Avenue, Carpenterstown, Dublin 15 are invalid. The Respondent Landlord shall pay the sum of €800.00 to the Tenants being the return of €300.00 of the unlawfully held portion of the deposit in the sum of €600.00 together with the sum of €500.00 in damages for breach of the Landlord's obligations under the Act, the balance of the unlawfully held deposit of €300.00 having being retained by the Landlord in respect of damages caused by the Tenants to the dwelling over and above normal wear and tear.

This Order was made by the Private Residential Tenancies Board on 27 October 2015.


Noel Conroy
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