

Private Residential Tenancies Board

Determination Order

Ref: TR0314-000603/DR1213-09317

In the matter of Francis Chatham [Appellant Landlord] and Elena Scutaru [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The determination of the Adjudicator is affirmed in that:

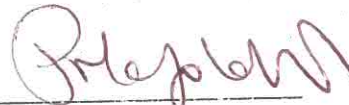
1. The Applicant Tenant's application regarding breach of Landlord obligations, invalid notice of termination and unlawful termination of tenancy in respect of the tenancy of the dwelling at Flat 10, 568 North Circular Road, Dublin 1, is upheld.

2. The Respondent Landlord shall pay the total sum of €1,200 to the Applicant Tenant within 28 days of the date of issue of the Order, being damages of €2,012 for breach of landlord obligations, invalid notice of termination and unlawful termination of tenancy, having deducted €812 in rent arrears for the period 23/10/13 to the 19/12/13, in respect of the tenancy of the dwelling at Flat 10, 568 North Circular Road, Dublin 1.

This Order was made by the Private Residential Tenancies Board on 20 June 2014



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



Pdraig McGoldrick
Assistant Director
Duly authorised to sign on behalf of the Board