

## Private Residential Tenancies Board

### Determination Order

**Ref: TR0714-000737/DR0214-10413**

In the matter of Olive Neary [Appellant Landlord] and Deborah Gallagher, Darragh Crehan [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The termination of the tenancy of the Dwelling at 24 Lios Ealtain, Nile Lodge, Lower Salthill, Galway by the Respondent Tenants was not validly effected.
2. The Appellant Landlord has justifiably retained the Respondent Tenants' security deposit in the sum of €775 in lieu of rent for one month arising from the invalid termination of the tenancy on the part of the Respondent Tenants
3. The Respondent Tenants' claim in respect of breach of obligations on the part of the Appellant Landlord under the provisions of the Act of 2004 is not upheld
4. The Appellant Landlord's appeal in respect of the award damages to the Respondent Tenants is upheld, all in respect of the tenancy of the Dwelling at 24 Lios Ealtain, Nile Lodge, Lower Salthill, Galway.

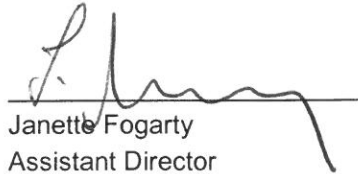
This Order was made by the Private Residential Tenancies Board on 17 October 2014.



Catriona Walsh

Chairperson

Duly authorised to sign on behalf of the Board



Janette Fogarty

Assistant Director

Duly authorised to sign on behalf of the Board

