

Residential Tenancies Board

Determination Order

Ref: DR1017-38079

In the matter of Rifat Gonlubol [Applicant Tenant] and Anne Phelan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €650.00 to the Applicant Tenant, within 7 days of the date of issue of this Order, being the entirety of the unjustifiably retained security deposit of €450.00 together with damages of €200.00 for its unlawful retention, in respect of the tenancy of the dwelling at at Glanmire House, Sidminton Road, Bray, Co. Wicklow.
2. The Respondent Landlord shall also pay the total sum of €3,000.00 to the Applicant Tenant within 56 days of the date of issue of this Order, being damages of €3,000.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.
3. The Applicant Tenant's application, regarding the Respondent Landlord's breach of his obligations under the Act in in respect of the standard and maintenance of the above dwelling and breach of fixed term lease of the tenancy of the above dwelling is not upheld.

This Order was made by the Residential Tenancies Board on 06 March 2018.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board