

Residential Tenancies Board

Determination Order

Ref: DR1217-39527

In the matter of Kirsty McGill [Applicant Tenant] and Naomi Combe [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 17 August 2017 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 16 Briarwood, Vevay Road, Bray, Co. Wicklow, is invalid.
2. The Respondent Landlord shall pay the total sum of €7,201.00 to the Applicant Tenant within 28 days of the date of issue of this Order, being damages of €5,000.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy, together with the sum of €1,850.00 in overpaid rent and the balance of the unjustifiably retained portion of the security deposit of €805.00 having deducted €454.00 in an unpaid electricity bill, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 05 April 2018.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board