

Residential Tenancies Board

Determination Order

Ref: DR0817-36244

In the matter of Jessy Saint-Prix, Wilfred Mullings [Applicant Tenants] and Noel Martin [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 3rd July 2017 by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 19 The Birches, Lough Na Glack, Carrickmacross, County Monaghan, is invalid;
2. The Respondent Landlord shall pay the total sum of €3705.35 to the Applicant Tenants, within 28 days of the date of issue of this Order, being the balance of the unjustifiably retained security deposit of €750 having deducted €44.65 in damage to the dwelling in excess of ordinary wear and tear plus rent arrears together with damages of €750 for its unlawful retention plus €2,250, being damages for the consequences of unlawfully terminating the Applicant Tenants' tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 09 January 2018.



Justin O'Brien
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