

## Residential Tenancies Board

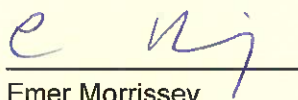
### Determination Order

Ref: DR0120-59733, DR1219-59174

In the matter of Ebert Mello [Applicant/Respondent Tenant] and Peter Zhou [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Respondent/Applicant Landlord shall pay the total sum of €1350.00 to the Applicant/Respondent Tenant within 21 days of the date of issue of this Order, being damages of €2000.00 for the consequences of unlawfully terminating the Applicant/Respondent Tenant's tenancy, less €2000.00 being damage in excess of normal wear and tear, having accounted for the retained deposit of €1350.00. in respect of the tenancy of the dwelling at Apartment 37, 61-62 Kingsmill Court, Bolton Street, Dublin 1.

This Order was made by the Residential Tenancies Board on 28 April 2021.



Emer Morrissey  
Assistant Director

Duly authorised to sign on behalf of the Director