

## Residential Tenancies Board

### Determination Order

**Ref: DR0121-67243**

In the matter of Stefano Mollicone, Sofia Rea [Applicant Tenant] and Marie Cleary [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Respondent Landlord shall pay the total sum of €2,850.00 to the Applicant Tenants, within 7 days of the date of issue of this Determination Order, being damages of €250.00 for the consequences of the Respondent Landlord's breach of Section 12(1)(a) of the Act, and having added damages of €1,500.00 for the consequences of the Respondent Landlord's breach of Section 58 of the Act in unlawfully terminating the Applicant Tenants tenancy, and having added the return of the entirety of the unjustifiably retained security deposit of €1,100.00 in breach of Section 12(1)(d) of the Act, in respect of the tenancy of the dwelling at 6 The Arches, Silken Vale, Maynooth, Co. Kildare, W23T1W4.

This Order was made by the Residential Tenancies Board on 10 November 2021.

Ciara Cronin

Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director