

## Residential Tenancies Board

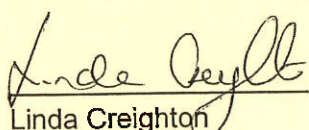
### Determination Order

Ref: DR0222-75600

In the matter of Carlos Pintos [Applicant Tenant] and Kevin Galvin [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenant's claim against the Respondent Landlord for unlawful termination of Applicant Tenant's tenancy of the above dwelling, contrary to Part 4 of the Act, is upheld.
2. The Respondent Landlord shall pay the total sum of €8,600.00 to the Applicant Tenant, within 21 days of the date of issue of this Determination Order, being damages for the consequences of unlawfully terminating the applicant tenant's tenancy of the above dwelling, pursuant to Section 115 of the Act.
3. The Respondent Landlord shall pay the total sum of €3,000.00 to the Applicant Tenant, within 21 days of the date of issue of this Determination Order, being damages for breach of landlord obligations pursuant to section 12(1)(a) of the Act, by unlawfully interfering with the Applicant Tenant's right to peaceful and exclusive occupation of the dwelling at 2 Wood Lane, Dublin 7, D07VH22.
4. The Respondent Landlord shall pay the total sum of €3,500.00 to the Applicant Tenant, within 21 days of the date of issue of this Determination Order, being damages for breach of landlord obligations in respect of the standard and maintenance of the above dwelling, pursuant to Section 12(1)(b) of the Act, and the Housing (Standards for Rented Houses) Regulations 2019, in respect of the tenancy of the above dwelling.
5. The Respondent Landlord shall pay the total sum of €2,000.00 to the Applicant Tenant, within 21 days of the date of issue of this Determination Order, being damages for penalisation of the Applicant Tenant in breach of Section 14 of the Act, in respect of the Applicant Tenant's tenancy of the above dwelling.
6. The Respondent Landlord shall pay the total sum of €400.00 to the Applicant Tenant, within 21 days of the date of issue of this Determination Order, being damages for an invalid rent review, contrary to Part 3 of the Act.
7. The Respondent Landlord shall pay the total sum of €2,500.00 to the Applicant Tenant, within 21 days of the date of issue of this Determination Order, being damages for breach of landlord obligations for failure by the Respondent Landlord to provide a rent book to the Applicant Tenant, and failure by the Respondent Landlord to provide his real name and contact details to the Applicant Tenant, and for providing a false name to the Applicant Tenant, pursuant to Section 2(e)& (f) of the Act, and the Housing (Rent Books) Regulations 1993 (as amended), in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 24 August 2022.



Linda Creighton  
Higher Executive Officer

Duly authorised to sign on behalf of the Director