

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0321-68348**

In the matter of Renaud Gobert, Larisa Peteleu [Applicant Tenants] and Period Door Properties Ltd [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 11 March 2021, served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 107 The Sweepstakes, Ballsbridge, Dublin 4, is invalid.
2. The Respondent Landlord shall pay the total sum of €6000 to the Applicant Tenants within 21 days of the date of issue of this Determination Order, being damages of €3,900 for the consequences of unlawfully terminating the Applicant Tenants' tenancy of the above dwelling together with €1800 being the balance of the unjustifiably retained security deposit of €1800, together with damages of €300 for its unlawful retention, in respect of the tenancy at the above address.

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



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

