

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0321-68587**

In the matter of Andrew Keefe [Applicant Tenant] and Paul Quinn [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord unlawfully terminated the tenancy of the dwelling at 1 Bachelors Walk, Apartment 305, Dublin 1 in breach of Section 58 of the Act.
2. The Respondent Landlord shall pay the total sum of €3550 to the Applicant Tenant within 28 days after the issue of this Determination Order. This represents the balance of the unjustifiably retained security deposit of €350 and €3000 for the unlawful termination of the tenancy in breach of Section 58 of the Act, €200 for breach of landlord obligation in respect of the tenancy of the dwelling at 1 Bachelors Walk, Apartment 305, Dublin 1.

This Order was made by the Residential Tenancies Board on 18 August 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

