

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0322-76285**

In the matter of Mandisa Bouka Bidjoho, Abi Bouka Bidjoho [Applicant Tenants] and Benjamin Walsh, Mary Vaughan [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination purported to have been served by the Respondent Landlords on the Applicant Tenants on 2 January 2022, in respect of the tenancy of the dwelling at 8 Buttery Court, Market Square, Mallow, Co. Cork, is invalid.
2. The Respondent Landlords shall pay the total sum of €2,081.71 to the Applicant Tenants within 28 days of the date of issue of this Determination Order, being damages of €5,700.00 for the consequences of unlawfully terminating the Applicant Tenants' tenancy of the above dwelling together with the unjustifiably retained deposit of €900.00 having deducted the arrears of rent of €4,518.29.

This Order was made by the Residential Tenancies Board on 21 September 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director