

Residential Tenancies Board

Determination Order

Ref: DR0419-53867

In the matter of Syeda Amna Aziim [Applicant Tenant] and Rafee Batcha [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 service date of 21st March 2019 and served by the Respondent Landlord upon the Applicant Tenant, in respect of the tenancy of the dwelling at Apartment 24, Old Chocolate Factory, Kilmainham Square, Dublin 8 is invalid.
2. The Respondent Landlord shall pay the total sum of €5,000 to the Applicant Tenant within 63 days of the date of issue of this Order, being damages for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.
3. The Respondent Landlord shall pay the total sum of €750 to the Applicant Tenant, within 63 days of the date of issue of this Order, being the entire of the unjustifiably retained security deposit in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 01 August 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director