

## Residential Tenancies Board

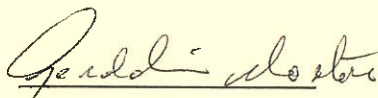
### Determination Order

Ref: DR0423-84422

In the matter of Mary (Maura) Grogan [Applicant Tenant] and Kathleen Monaghan, Tom Monaghan [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Rent Review with a date of service of 16 July 2019, served by the Respondent Landlord on the Applicant Tenant, in respect of the dwelling at 2B McDermott Street, Ballina, Mayo, F26RX71 is invalid.
2. The Notice of Rent Review with a date of service of 20 April 2022, served by the Respondent Landlord on the Applicant Tenant, in respect of the above dwelling is invalid.
3. The Notice of Termination with a date of service of 31 March 2023, served by the Respondent Landlord on the Applicant Tenant, on the ground of rent arrears, in respect of the tenancy of the above dwelling is invalid.
4. The Notice of Termination with a date of service on or about 1 April 2023, served by the Respondent Landlord on the Applicant Tenant, on the ground that the Landlords required the dwelling for their daughter, in respect of the tenancy of the above dwelling is invalid.
5. The Respondent Landlord shall pay the total sum of €3,083.00 to the Applicant Tenant, within 28 days of the date of issue of this Order, being the unjustifiably retained security deposit of €538.00, refund of overpaid rent of €1,045.00, damages of €500.00 for breach of landlord obligations and damages for unlawful termination of the tenancy of €1,000.00, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 15 November 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director