

Residential Tenancies Board

Determination Order

Ref: DR0521-69622

In the matter of Grzegorz Kubit [Applicant Tenant] and Jason McGrath [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination of the 17th of August 2020, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Knockanearis, Clashmore, Co. Waterford is invalid.
2. The Respondent Landlord shall pay the total sum of €3,192.76 to the Applicant Tenant within 90 days of the date of issue of this Determination Order, being damages of €3,000 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling and in breach of the Respondent Landlord's obligations under s12(1)(a) as well as of €192.76 in compensation for the electricity bill owing to a previous tenant of the dwelling, the Applicant Tenant was required to pay.

This Order was made by the Residential Tenancies Board on 29 September 2021.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director