

## Residential Tenancies Board


### Determination Order

Ref: DR0621-70071

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

1. The Applicant Tenant's application regarding the unlawful termination of the tenancy, in respect of the tenancy of the dwelling at 2nd Floor Apartment, 39 Watercourse Road, Co. Cork, is upheld.
2. The Notice of Termination served by the Respondent Landlord on the Applicant Tenant on 17 May 2021, in respect of the tenancy of the above dwelling, is invalid.
3. The Respondent Landlord shall pay the total sum of €3,500.00 to the Applicant Tenant within 14 days of the date of issue of this Determination Order, being damages for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 22 September 2021.



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