

Residential Tenancies Board

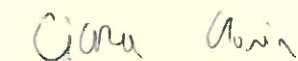
Determination Order

Ref: DR0621-70206

In the matter of Sean Kilmartin [Applicant Tenant] and Eilis Egan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €1,950.00 to the Applicant Tenant, within 28 days of the date of issue of this Order, being the balance of the unjustifiably retained security deposit of €750.00 together with damages of €500.00 for its unlawful retention and damages of €700.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the dwelling at 5 White Fields, Cloghan, Co. Offaly, R42HP78.
2. The Respondent Landlord was in breach of landlord obligations regarding the standard and maintenance of the dwelling.
3. The Applicant Tenant has not proven any other breach of landlord obligations in respect of his tenancy of the above dwelling.
4. The Notice of Termination with a date-of-service of 2nd March 2021 served by the Respondent Landlord on the Applicant Tenant in respect of the aforementioned tenancy is invalid.

This Order was made by the Residential Tenancies Board on 27 October 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

