

## Residential Tenancies Board

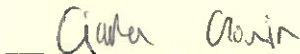
### Determination Order

**Ref: DR0621-70652**

In the matter of Helina Debebe Alemayehu [Applicant Tenant] and Jenny Cahill [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 184 Sunday's Well, Naas, Co. Kildare, W91D1WX is upheld.
2. The Respondent Landlord shall pay the total sum of €1,000.00 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.
3. The Respondent Landlord shall pay the total sum of €851.36 to the Applicant Tenant within 14 days of the date of issue of this Determination Order, being the unjustifiably retained security deposit of €750.00, together with damages of €200.00 for its unlawful retention, having deducted a sum of €98.64 being rent arrears, in respect of the tenancy of the above dwelling.

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



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director