

Residential Tenancies Board


Determination Order

Ref: DR0719-55664

In the matter of Hala Abu Subieh and Stephen Spragg [Applicant/Respondent Tenants] and Yvonne Daly [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Respondent/Applicant Landlord shall pay the total sum of €2,503.46 to the Applicant/Respondent Tenants, within 7 days of the date of issue of this Order, being damages of €4,000.00 for the consequences of the Respondent/Applicant Landlord's unlawful termination of the Applicant/Respondent Tenants' Part 4 tenancy in breach of Sections 12(1)(a), 33 and 58 of the Act, having deducted €3,255.08 in rent arrears in breach of Section 16(a)(i) of the Act, together with deducting €541.46 in utility charge arrears in breach of Section 16(a)(ii) of the Act, having allowed the €500.00 Landlord's given credit in favour of the Tenants and allowing the entirety of the justifiably retained security deposit of €1,800.00, in respect of the tenancy of the dwelling at 9 Clifton Avenue, Newcastle, Co. Galway.

This Order was made by the Residential Tenancies Board on 28 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director