

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0818-47451**

In the matter of Joseph Woods [Applicant Tenant] and Bernadette Goldrick [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 11 June 2018 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Rathlacken, Carrowmore-Lacken, Ballinea, Co. Mayo is invalid.
2. The Respondent Landlord shall pay the total sum of €6119.92 to the Applicant Tenant within 35 days of the date of issue of this Order, being damages of €5000.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling and €1300.00 in costs incurred by the applicant in regard to the termination of the tenancy, less €180.08 being rent arrears.

This Order was made by the Residential Tenancies Board on 11 December 2018.



Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director