

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0820-63653**

In the matter of Bereket Mekonnen [Applicant Tenant] and John Tuft [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 2nd July 2020, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Flat 5, Bloomfield Avenue, Portobello, Dublin 8, is invalid.
2. The Respondent Landlord shall pay the total sum of €2,000.00 to the Applicant Tenant within 28 days of the date of issue of this Determination Order, being damages of €2,000.00 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 17 February 2021.



**Emer Morrissey**  
**Assistant Director**

Duly authorised to sign on behalf of the Director