

Residential Tenancies Board

Determination Order

Ref: DR0820-64020

In the matter of Olivia Gaughan, Arlene Gaughan [Applicant Tenants] and Mairead Bainbridge [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 service date of 24th August 2020, and served by the Respondent Landlord upon the Applicant Tenants in respect of the tenancy of the dwelling at 49 Slí Gheal, Ballymoneen Road, County Galway is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 28th December 2020 or within 7 days of the date of issue of this Order, whichever is the later.
3. The Respondent Landlord's setting of a new rent of €1,200 per month as and from 1st September 2019, in respect of the tenancy of the above dwelling, is invalid.
4. The previous monthly market rent remains in place. The Applicant Tenants shall continue to pay rent to the Respondent Landlord at the rate of €1,000 per month, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month or part thereof in respect of the tenancy of the above dwelling.
5. The Respondent Landlord shall pay to the Applicant Tenants the sum of €800 within 28 days of the date of issue of this Determination Order, being damages for breach of Section 12(1)(a) of the 2004 Act.

This Order was made by the Residential Tenancies Board on 20 January 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director