

Residential Tenancies Board

Determination Order

Ref: DR0821-71561

In the matter of Patrick Pluijgers [Applicant Tenant] and Kevin Galvin [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 7th of July served by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at 81 Furry Park Road, Dublin 5, D05YH22 is invalid.
2. The Respondent Landlord shall pay the total sum of €1,500.00 to the Applicant Tenant within 30 days of the date of the issue of this Determination Order, being damages for the consequences of unlawfully terminating the Applicant's tenancy of the above dwelling.
3. The Respondent Landlord shall pay the total sum of €1,000.00 to the Applicant Tenant within 30 days of the date of issue of this Determination Order being damages for breach of Landlord obligations under Section 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out the necessary repairs, in respect of the tenancy of the above dwelling and failure to maintain the rented dwelling to an acceptable standard.
4. The Respondent Landlord shall pay the sum of €300.00 to the Applicant Tenant within 30 days of the date of issue of this Determination Order, being damages for the breach of the Landlord's obligations pursuant to section 12(1)(a) of the Act, by unlawfully interfering with the Tenant Applicant's rights to peaceful and exclusive occupation of the rented dwelling.

This Order was made by the Residential Tenancies Board on 16 February 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director