

Residential Tenancies Board

Determination Order

Ref: DR0918-48164

In the matter of Brendan Gunn, Erika Gunn [Applicant Tenants] and Laura Harding [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 9th August 2018 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 22 Mariners Drive, Mariners Point, Greenhill Road, Co. Wicklow, is invalid;
2. The Respondent Landlord shall pay the total sum of €250 to the Applicant Tenant within 14 days of the date of issue of this Order, being damages of €250 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.
3. The Applicant Tenant shall also pay any further rent outstanding from 26th October 2018 to the Respondent Landlord at the rate of €1,450 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, until such time as they vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 24 January 2019.



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