

## Residential Tenancies Board

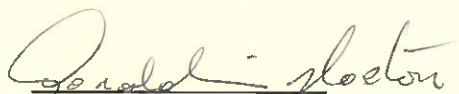
### Determination Order

**Ref: DR0920-65154**

In the matter of Stephen Mullen [Applicant Tenant] and Thomas Kerry Jnr [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination with dates of service of 22nd September 2020 and 29th September 2020, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Derrylusk, Mountrath, Co. Laois, R32P8H4, are invalid.
2. The Respondent Landlord shall pay the total sum of €1,000 to the Applicant Tenant within 42 days of the date of issue of this Order, being damages of €1,000 for breach of landlord obligations under s. 12(1)(a) of the Residential Tenancies Act 2004 by unlawfully interfering with the Applicant Tenant's right to peaceful and exclusive occupation and the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 10 March 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director