

Residential Tenancies Board

Determination Order

Ref: DR0921-72533

In the matter of Pat Constant [Applicant Tenant] and Junjindi Yan, Zhihua Chen [Respondent Landlords] 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 30 August 2021 served by the Respondent Landlords on the Applicant Tenant, in respect of the tenancy of the dwelling at 67 Upper Dargle Road, Bray, Co. Wicklow, A98Y336 is invalid.
2. The Respondent Landlords shall pay the total sum of €1,400.00 to the Applicant Tenant within 28 days of the date of issue of this Determination Order, being damages of €700.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling and €700.00 being the balance of the unjustifiably retained security deposit of €500.00 together with damages of €200.00 for its unlawful retention, in respect of the tenancy of the dwelling at 67 Upper Dargle Road, Bray, Co. Wicklow, A98Y336.

This Order was made by the Residential Tenancies Board on 02 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director