

Residential Tenancies Board

Determination Order

Ref: DR0922-79638

In the matter of Ugis Kuskis [Applicant Tenant] and Paul Byrne [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 date of service of 2 March 2022, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Grove Cottage, 44A Bollum Lane, Rush, Co. Dublin, K56PP71, is invalid.
2. The Respondent Landlord shall pay the total sum of €5,424.40 to the Applicant Tenant within 28 days of the date of issue of this Determination Order, being damages of €3,000.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling together with damages of €3,397.68 for the loss and inconvenience caused by breach of landlord obligations and return of deposit of €1,000.00, having deducted €500.00 being damages for breach of tenant obligations and €1,473.28 arrears of rent.

This Order was made by the Residential Tenancies Board on 22 March 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director