

Residential Tenancies Board

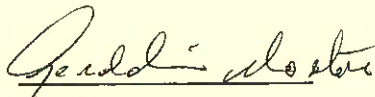
Determination Order

Ref: DR0923-89184

In the matter of Liam Kimball [Applicant Tenant] and Michael Corcoran [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenant was illegally evicted from the dwelling situate at Chalet, Melbourne House, Carrowbrowne, Headford Road, Co Galway, H91 VY9X on the 4th November 2022. The Respondent Landlord shall pay damages of €6,100.00 to the Respondent Tenant within 28 days the date of issuance of this Determination Order.
2. The Respondent Landlord has unjustifiably retained the Applicant Tenant's security deposit of €500.00 in breach of his obligations. The Respondent Landlord shall pay the total sum of €500.00 to the Applicant Tenant, within 28 days of the date of issuance of this Determination Order, in respect of the tenancy of the dwelling at Chalet, Melbourne House, Carrowbrowne, Headford Road, Co Galway, H91 VY9X.
3. The Applicant Tenant's claim that the Landlord unlawfully increased the rent to €850.00 in March 2022 is not upheld.

This Order was made by the Residential Tenancies Board on 13 March 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director