

Residential Tenancies Board

Determination Order

Ref: DR1018-49738

In the matter of Lisa Tully [Applicant Tenant] and Bo Shu Matthews (a.k.a. Wang) [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 the 16th July 2018 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at The Studio, Sugarloaf Cottage, Quill Road, Kilmurray, Bray, Co. Wicklow, is invalid;
2. The Respondent Landlord shall pay the total sum of €3,574.20 to the Applicant Tenant within 56 days of the date of issue of this Order, being damages of €1,000.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling; €1,349.20 for the consequences of the unlawful rent increase; €425.00 being damages for breach of landlord obligations under s. 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs; and €800.00 being the unjustifiably retained security deposit in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 25 April 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director