

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1019-58064**

In the matter of Balint Nogrady [Applicant Tenant] and Aleksandrs Aleksandrovs [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The oral Notice of Termination given by the Respondent Landlord to the Applicant Tenant, in respect of the tenancy of the dwelling at 51 Gartan Drive, Estuary Road, Swords, Co. Dublin is invalid.
2. The Respondent Landlord shall pay the total sum of €840.35 to the Applicant Tenant within 10 days of the date of issue of this Order, being damages of €690 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling together with €150.35 of the unjustifiably retained security deposit in respect of the tenancy of the above address.

This Order was made by the Residential Tenancies Board on 16 January 2020.

  
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**Emer Morrissey**  
**Assistant Director**

**Duly authorised to sign on behalf of the Director**