

Residential Tenancies Board


Determination Order

Ref: DR1020-65981

In the matter of Katie Cullen, James Meade [Applicant Tenants] and Karen Duffin [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The termination of the tenancy of the dwelling at 2 Seagrang Road, Baldoyle, Dublin 13, Dublin 13, D13P7K7 orally by the Respondent Landlord on or about 7 December 2020 was unlawful.
2. The Respondent Landlord shall pay the total sum of €2,845.00 to the Applicant Tenants, within 28 days of the date of issue of this Order, being damages of €1,645.00 for unlawful termination of the tenancy, damages of €200.00 for the unlawful retention of the deposit and damages of €1,000.00 for breach of Landlord's obligations, in respect of the tenancy of the dwelling at 2 Seagrang Road, Baldoyle, Dublin 13, D13P7K7.

This Order was made by the Residential Tenancies Board on 27 October 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director

