

## Residential Tenancies Board


### Determination Order

**Ref: DR1021-73167**

In the matter of Emma Kirwan [Applicant Tenant] and Mary Goold [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 purported date of service of 2/10/21 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 153 Kingsbry, Maynooth, Co. Kildare, W23E0E8 is invalid and the Applicant Tenant has been wrongfully deprived of possession of the dwelling.
2. The Respondent Landlord shall pay the total sum of €2,200.00 to the Applicant Tenant within 28 days of the date of issue of this Determination Order, being damages of €2,200.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.
- 3 The Respondent Landlord shall refund the security deposit of €516.00 to the Applicant Tenant less any amounts properly withheld in accordance with the provisions of the Act within 28 days of the issue of this Determination Order.

This Order was made by the Residential Tenancies Board on 16 February 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director