

Residential Tenancies Board

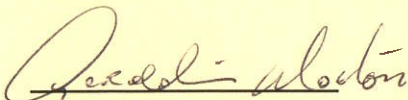
Determination Order

Ref: DR1022-80434

In the matter of Josefa Francisca Barcelo Maillet, Vicente Andrés Heyermann Vial [Applicant Tenants] and B.L. Holiday Cottages Management Limited [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 date of service of 26 September 2022, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 3 Ballyhass Lakes, Cecilstown, Cork, P51Y867, is invalid.
2. The Notice of Rent Review dated the 10 November 2022 and served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the above dwelling is invalid.
3. The Applicant Tenant's application, regarding the Respondent Landlord's breach of obligations under the Act in failing to allow the tenants of the dwelling to enjoy peaceful and exclusive occupation of the above dwelling, is not upheld.
4. The Respondent Landlord shall pay the total sum of €1,980.00 to the Applicant Tenant, within 28 days of the date of issue of this Order, being damages for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 07 June 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director