

Residential Tenancies Board

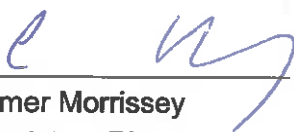
Determination Order

Ref: DR1119-58204

In the matter of Jennifer Cullen [Applicant Landlord] and Niall Stapleton [Respondent Tenant] 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 4th March 2019, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 4 Albert Court, Sandycove, Co. Dublin, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Applicant Landlord shall refund the security deposit of €925 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Landlord shall pay the total sum of €800 to the Respondent Tenant, within 14 days of the date of issue of this Order, being damages for breach of landlord obligations pursuant to Section 12(1)(a) of the Act by unlawfully interfering with the Respondent Tenant's right to peaceful and exclusive occupation of the dwelling and in failing to give the Respondent Tenant a visitor's parking disc in respect of his tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 13 February 2020.


Emer Morrissey

Assistant Director

Duly authorised to sign on behalf of the Director