

Residential Tenancies Board

Determination Order

Ref: DR1121-74039, DR1221-74592

In the matter of Marisa Caetano [Applicant/Respondent Tenant] and Michael O'Toole [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Notice of Termination with a date of service of 17 November 2021 served by the Respondent Landlord upon the Applicant Tenant in respect of the tenancy of the dwelling at Apartment 1B, Dunmore House, 3 Taylor's Hill Road, Co. Galway, H91E5RX is invalid.

The Respondent Landlord shall pay the total sum of €5,000.00 to the Applicant Tenant within 28 days of the date of issue of this Determination Order, being damages for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling.

The Applicant Tenant shall pay the total sum of €3,000.00 to the Respondent Landlord within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.

The Respondent Landlord shall refund the security deposit of €750.00 to the Applicant Tenant, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 03 August 2022.



Ciaran Delaney

Higher Executive Officer

Duly authorised to sign on behalf of the Director