

Residential Tenancies Board

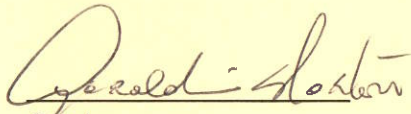
Determination Order

Ref: DR1122-81480

In the matter of Kathleen Pienaar [Applicant Tenant] and Karen Wilson [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 22 November 2022 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 4 Drumfinn Road, Dublin 10, D10RW02, is invalid.
2. The Respondent Landlord shall pay the total sum of €9,000.00 to the Applicant Tenant, within 28 days of the date of issue of this Order, being the unjustifiably retained security deposit of €1,250.00 together with damages of €250.00 for its unlawful retention, together with damages in the sum of €1,500.00 for breach of landlord obligations under s. 12(1)(a) of the Residential Tenancies Act 2004 by unlawfully interfering with the Applicant Tenant's right to peaceful occupation and damages in the sum of €6,000.00 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 13 March 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director