

Residential Tenancies Board

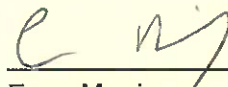
Determination Order

Ref: DR1220-66620

In the matter of Stewart Upton, Maria Julieta Yague [Applicant Tenants] and Dolores Brogan-Curran [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 13th November 2020 served by the Respondent Landlord on the Applicant Tenants in respect of the tenancy of the dwelling at Portacarron Beg, Oughterard, County Galway, is invalid.
2. The Respondent Landlord shall pay the total sum of €4,250.00 to the Applicant Tenants, within 7 days of the date of issue of this Determination Order, being damages of €250.00 for the consequences of the Respondent Landlord's breach of Section 12(1)(b) of the Act and damages of €4,000.00 for the consequences of the Respondent Landlord's unlawful termination of the Applicant Tenants tenancy in breach of Section 58 of the Act, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 2 June 2021.



Emer Morrissey

Assistant Director

Duly authorised to sign on behalf of the Director