

Residential Tenancies Board

Determination Order

Ref: DR1022-80658

In the matter of Jolly Momodu [Applicant Tenant] and Ann Greed [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 11 October 2022, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 20 Forth Road, Dublin 3, D03EY00, is invalid.
2. The Respondent Landlord shall pay the total sum of €1,250.00 to the Applicant Tenant within 28 days of the date of issue of this Determination Order, being damages of €800.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling and €650.00 being the balance of the unjustifiably retained security deposit of €950.00, having deducted €300.00 for unpaid bills, in respect of the tenancy of the dwelling at 20 Forth Road, Dublin 3, D03EY00.

This Order was made by the Residential Tenancies Board on 22 February 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director