

Residential Tenancies Board

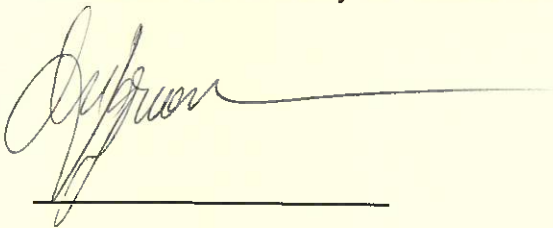
Determination Order

Ref: TR0122-005275/DR0921-72380

In the matter of Eileen Keegan [Appellant Tenant] and Louise Garvey and Gearoid Garvey [Respondent Landlords], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the Appellant Tenant on 26th August 2021 with regard to the dwelling at House 2, Creggs Road, Glenamaddy, Co. Galway, F45PC64 is valid and the Appellant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of this Determination Order.
2. The Respondent Landlords shall pay the total sum of €750 to the Appellant Tenant, within 28 Days of the date of issue of this Determination Order, being damages for breach of landlord obligations pursuant to Section 12(1)(a) of the Act, by unlawfully interfering with the Appellant Tenant's right to peaceful and exclusive occupation of the dwelling at House 2, Creggs Road, Glenamaddy, Co. Galway, F45PC64.
3. The Appellant Tenant shall continue to pay to the Respondent Landlords, rent at the rate of €800 per month or proportionate part thereof at the rate of €26.30 per day, unless lawfully varied and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and any other person residing therein.
4. The Respondent Landlord shall refund the entire of the security deposit of €800 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 9 November 2022.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director