

Residential Tenancies Board

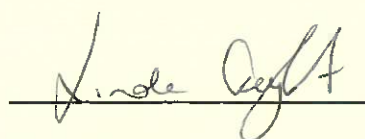
Determination Order

Ref: DR0721-71050

In the matter of Steven Reid [Applicant Tenant] and OHP Consulting Limited [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 service date of 7th July 2021, and served by the Respondent Landlord upon the Applicant Tenant in respect of the tenancy of the dwelling at Flat 7, 94 Cabra Park, Phibsborough, Dublin 7, is invalid.
2. The notice of termination with a service date of 28th July 2021, and served by the Respondent Landlord upon the Applicant Tenant in respect of the tenancy of the above dwelling, is valid.
3. The Applicant Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 28 days of the date of issue of this Determination Order.
4. The Respondent Landlord shall pay to the Applicant Tenant the total sum of €2,600 within 35 days of the date of issue of this Determination Order, the said sum being €1,500 in damages for the Respondent Landlord's breach of its obligations under section 12(1)(a) of the 2004 Act, in addition to damages of €600 for the Respondent Landlord's breach of its obligations under section 12(1)(b) of the 2004 Act, together with damages of €500 for the consequences of serving an invalid notice of termination, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 6th April 2022.



Linda Creighton
Higher Executive Officer
Duly authorised to sign on behalf of the Director

