

Residential Tenancies Board

Determination Order

Case Reference: TR0001378/DR0002237

In the matter of Sarah Hennessy (Applicant Tenant) and Michelle Cotter (Respondent Landlord) the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004 as amended, determines that:

1. The Notice of Termination dated the 3rd April 2025 served by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at Apartment 6, Riverlane House, Parnell Street, Ennis, Clare, V95 Y159, on grounds of breach of tenant obligations, is invalid.
2. The Respondent Landlord shall pay the sum of €500.00 to the Applicant Tenant within 28 days of the issue of this Determination Order as damages for service of an invalid Notice of Termination and breach of the fixed term lease.
3. The Applicant tenant's claim for breach of landlord obligations regarding standard and maintenance of the dwelling at Apartment 6, Riverlane House, Parnell Street, Ennis, Clare, V95 Y159, is not upheld.

This Order was made by the Residential Tenancies Board on 13 May 2026.

Elizabeth O'Neill

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Higher Executive Officer

Duly authorised to sign on behalf of the Director