

Private Residential Tenancies Board

Determination Order

Ref: DR0116-23495

In the matter of Mandognin Kouadio [Applicant Tenant] and Dr Micheal Arisa [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:


1. The Notice of Termination served by the Respondent Landlord on the 12th of January 2016 on the Applicant Tenant in respect of the tenancy of the dwelling at 128 Castle Curragh Park, Mulhuddart, Dublin 15, is invalid.
2. The Respondent Landlord shall comply with his obligation to maintain the dwelling in good repair in accordance with his obligations under section 12(1)(b) of the Residential Tenancies Act 2004, as amended, specifically, to restore the washing machine to working order, or, in the alternative, where this is not reasonably practicable within a period of 14 days, to replace the washing machine with one that is in perfect working order, within 21 days of the date of issue of this Order and to further arrange for the restoration of the defective tile work in respect of the tenancy of the above dwelling within 21 days of the date of this Order.

This Order was made by the Private Residential Tenancies Board on 05 April 2016.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board