

Residential Tenancies Board

Determination Order

Ref: DR0516-26770

In the matter of Martina Kearney, Anthony O'Toole [Applicant Tenants] and Debra O'Boyle, Ronan O'Boyle [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Respondent Landlords shall pay the total sum of €2,100 to the Applicant Tenants, within 21 days of the date of issue of the Order, being the balance of the unjustifiably retained security deposit of €2,500 having deducted €1,200 in rent arrears together with damages of €100 for its unlawful retention €100 for failure to provide a rent book or lease, €500 for breach of landlord obligations in respect of standards and maintenance and €400 for unlawfully eviction having deducted €300 for breach of tenant obligations and in respect of the tenancy of the dwelling at 133 Mellows Park, Finglas, Dublin 11.

This Order was made by the Residential Tenancies Board on 12 August 2016.



Tim Ryan

Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Board