

Residential Tenancies Board

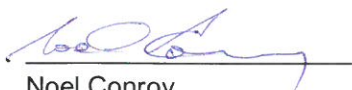
Determination Order

Ref: DR1116-30155, DR1116-30185

In the matter of Jonathan Baral, Karen Baral [Applicant/Respondent Landlords] and George Reynolds, Priscilla Reynolds [Respondent/Applicant Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:


1. The Applicant Landlord's application, regarding the Respondent Tenants' breach of their obligations under the Act in failing to maintain the premises, terminating a fixed term lease prematurely, acting in an anti-social manner and failing to pay the electricity bond in respect of the tenancy of the dwelling at Valclusa, 1A Church Avenue, Killiney, Co. Dublin, A96R1X9, is not upheld.
2. The Applicant Landlord shall pay the total sum of €500 to the Applicant Tenant, within 14 days of the date of issue of the Order, being damages for breach of Landlord obligations under s. 12(1)(b)(i) of the Residential Tenancies Act 2004 for breach of the minimum standards in relation to rented dwellings, and for breach of the tenants right to quiet and peaceful enjoyment of the rented premises under s.12(1)(a) of the Residential Tenancies Act 2004 in respect of the tenancy of the dwelling at the above address.

This Order was made by the Residential Tenancies Board on 06 January 2017.



Noel Conroy
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