

Residential Tenancies Board

Determination Order

Ref: DR0118-40074

In the matter of Michaela Ezekannagha, Chukwuna Anthony Ezekannagha [Applicant Tenants] and John McNamara [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Termination of the tenancy of 05 January 2018 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at, 88 Cashel Road, Crumlin, Dublin 1, is invalid;
2. The Respondent Landlord shall pay the total sum of €3,000.00 to the Applicant Tenants within 21 days of the date of issue of this Order, being damages of €1,000.00 for a breach of landlord obligations under s. 12(1)(a) of the Residential Tenancies Act 2004 by unlawfully interfering with the Applicant Tenant's right to peaceful and exclusive occupation of the dwelling and damages of €1,000.00 for breach of landlord obligations under s. 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs, and damages of €1,000.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy of the above dwelling in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 18 May 2018.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board