

Residential Tenancies Board

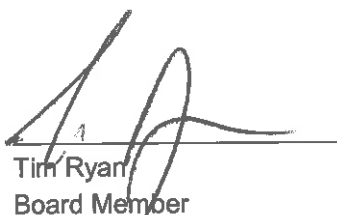
Determination Order

Ref: DR0218-40954

In the matter of Gabriele Mura, Habiba Farah [Applicant Tenants] and Joseph Wallace [Respondent Landlord] the 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 22 February 2018 on the Applicant Tenants in respect of the tenancy of the dwelling at 110 Citywest Plaza, Citywest, Dublin 24, is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Landlord shall refund the entire of the security deposit of €1,500.00 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Landlord shall pay the total sum of €150.00 to the Applicant Tenants, within 21 days of the date of issue of this Order, being damages for 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 above dwelling.

This Order was made by the Residential Tenancies Board on 25 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