

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0817-36811**

In the matter of Matkin Hakin, Asad Rahimi [Applicant Tenants] and Ignatius Byrne [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination purported to have been served on 13 June 2017 by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 224 South Circular Road, Dublin 8, is invalid.
2. The Respondent Landlord shall pay the total sum of €8,800.00 to the Applicant Tenants within 35 days of the date of issue of this Order, being damages for the consequences of unlawfully terminating the Applicant Tenants tenancy 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