

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0818-47031**

In the matter of Nona Varsimashvili, Goderdzi Laliashvili [Applicant Tenants] and Samantha Kelly, Gwen Kelly, Paul Delaney [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served on 23rd July 2018 by the Respondent Landlords on the Applicant Tenants, in respect of the tenancy of the dwelling at 3 Station Road, Clondalkin, Dublin 22, is invalid.
2. The Respondent Landlords shall pay the total sum of €4,000.00 to the Applicant Tenants within 28 days of the date of issue of this Order, being damages of €4,000.00 for the consequences of unlawfully terminating the Applicant Tenants' tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 09 November 2018 .



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director