

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1017-38249**

In the matter of Gerard Fallon [Applicant Landlord] and Wioleta Dumin, Hubert Dumin [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

The Respondent Tenant shall pay the total sum of €3,500.00 to the Applicant Landlord, within 42 days of the date of issue of this Order, being rent arrears of €1,200.00 , the sum of €914.00 for replacement expenses of items removed from the dwelling, changing the locks and the unpaid gas bill, the sum of €900.00 in damages for the Respondent Tenants' breach of obligations in accordance with s. 16(f) of the Residential Tenancies Acts plus the sum of €1,016 damages for failing to vacate the dwelling on foot of a valid Notice of Termination having deducted the justifiably retained security deposit of €530.00, in respect of the tenancy of the dwelling at 86 Cois na hAbhainn, Station Road, Moate, Co Westmeath.

This Order was made by the Residential Tenancies Board on 11 May 2018.

  
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Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board

  
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Claire Diggin  
Higher Executive Officer

Duly authorised to sign on behalf of the Board