

Residential Tenancies Board

Determination Order

Ref: DR0418-42451

In the matter of Ionna Leonidou [Applicant Tenant] and Jaswant Walia, Gunwant Walia [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenant's application in relation to an alleged Unlawful Termination, in respect of the tenancy of the dwelling at 5 Eglington Place, Western Road, Cork City, is not upheld.
2. The Notice of Termination served on the 22 February 2017, by the Respondent Landlord, on the Applicant Tenant, in respect of the tenancy of the above dwelling, is valid.
3. The Applicant Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Order.
4. The Respondent Landlords shall pay the sum of €750.00 to the Applicant Tenant, within 14 days of the issue of this Order, for breach of Landlord Obligations under s12(1)(a) of the Act, in respect of the tenancy of the above dwelling.
5. The Respondent Landlords shall refund the entire of the security deposit of €410.00 to the Applicant Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 22 June 2018.



Mary O'Donovan
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board