

Residential Tenancies Board

Determination Order

Ref: DR0518-43409

In the matter of Francis Bennett, Breda Bennett [Applicant Tenants] and Noel Murphy [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 March 2018 on the Applicant Tenants in respect of the tenancy of the dwelling at 7 Ashfield Park, Mulhuddart, Dublin 15, D15N6CA is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling on or before the 04 November 2018 or within 28 days of the date of issue of this Order, whichever is the later.
3. The Respondent Landlord shall pay the total sum of €4,750.00 to the Applicant Tenants, within 56 days of the date of issue of the 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 16 August 2018.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director