

Residential Tenancies Board

Determination Order

Ref: DR0219-51688

In the matter of Mustapha Rachki [Applicant Tenant] and Thomas Kane [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall provide a key to the front entrance door of the dwelling to the Applicant Tenant within 7 days of the date of issue of this Order, to allow the Applicant Tenant to resume possession, in respect of the tenancy of the dwelling at 34 Harold's Cross Cottages, Dublin 6, D06 RC97.
2. The Respondent Landlord shall pay the total sum of €6,630.52 to the Applicant Tenant within 35 days of the date of issue of this Order, being damages of €5,000.00 for the consequences of unlawfully terminating the Applicant Tenant's tenancy plus the sum of €1,630.52 being the cost incurred by the Applicant Tenant in carrying out repairs to the structure and interior of the dwelling, in respect of the tenancy of the above dwelling.
3. The Applicant Tenant shall pay rent from the date that the key of the above dwelling is provided to him by the Respondent Landlord, at the rate of €350.00 per month, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 14 June 2019.


Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director