

Residential Tenancies Board

Determination Order

Ref: DR0219-52074

In the matter of Rudy De Souza Pinto [Applicant Tenant] and Brian Morgan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination as served on 22 February 2019 by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at 17 Long's Place, The Liberties, Dublin 8 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 10th September 2019 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 €2,000 to the Applicant Tenant, within 28 days of the date of issue of this Order, being damages of €1,500 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 occupation together with damages of €500 for breach of landlord obligations under s. 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs, in respect of the tenancy of the aforesaid dwelling.

This Order was made by the Residential Tenancies Board on 17 May 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director