

## Residential Tenancies Board

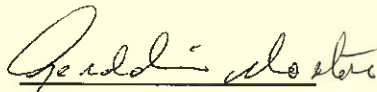
### Determination Order

Ref: DR0323-83514

In the matter of Dallan Roe, Enda McMahon, Daniel Fisher [Applicant Tenants] and Blakevest Unlimited Company [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €600.00 to the Applicant Tenant, within 10 days of the date of issue of this Determination Order, being damages for breach of landlord obligations pursuant to Section 12(1)(b) of the Act for failure to carry out necessary repairs, in respect of the tenancy of the dwelling at 14 The Walk, Carrickmines Green, Dublin 18, D18T673.
2. The Notice of Termination with a date of service of 6 March 2023 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 14 The Walk, Carrickmines Green, Dublin 18, D18T673, is valid.
3. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 10 days of the date of issue of the Determination Order.
4. The Respondent Landlord shall refund the security deposit to the Applicant Tenant, upon the Applicant Tenant vacating and giving up 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 17 January 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director