

Residential Tenancies Board

Determination Order

Ref: DR0419-53852

In the matter of Akinwale Akintayo, Bimpe Akintayo [Applicant Tenants] and Anthony Mason [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 12th April 2019 on the Applicant Tenants in respect of the tenancy of the dwelling at 26, Sundale Close, Tallaght, Dublin 24 is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on 30th September 2019 or within 28 days of the date of issue of this Order whichever is the later.
3. The Applicant Tenants shall pay the total sum of €800.00 to the Respondent Landlord on the 4th July 2019 or, within 7 days of the date of issue of this Order whichever is the later, being rent arrears in respect of the tenancy of the above dwelling.
4. The Applicant Tenants shall also pay any further rent outstanding from 5th June 2019, being the date of the Adjudication hearing, at the rate of € 1,200.00 per month or proportional part thereof at the rate of € 39.45 per day 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 the Applicant Tenants vacate the above dwelling
5. The Respondent Landlord shall refund the entire of the security deposit of €875.00 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
6. The Respondent Landlord shall pay the total sum of €400.00 to the Applicant Tenants, within 28 days of the date of issue of this Order, being damages 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 above dwelling.

This Order was made by the Residential Tenancies Board on 22 July 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director