

Residential Tenancies Board

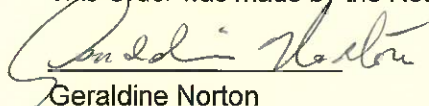
Determination Order

Ref: DR0421-69048

In the matter of Vlad Moldovan, Alina Oniga [Applicant Tenants] and Aiman-Abu Ajiena [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 31 May 2021, served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 63 Castaheany, Clonree, Dublin 15, is valid.
2. The Applicant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on 4 October 2021, being the termination date, or within 14 days of the date of issue of this Determination Order, whichever is the later.
3. The Applicant Tenants' claim that the Respondent Landlord has contravened section 14 (prohibition on penalisation of tenants) of the Residential Tenancies Act 2004, as amended, in respect of the tenancy of the above dwelling, is not upheld.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,100.00 to the Applicant Tenants, upon the Applicant Tenants 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 15 September 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director