

Residential Tenancies Board

Determination Order

Ref: DR0518-43593

In the matter of Omar Ali [Applicant Tenant] and Wonderboy Limited [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 on 12 April 2018 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Apartment 2, 116 Shandon Street, Shandon, Cork City, Co. Cork is valid;
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Landlord shall pay the total sum of €1,250 to the Applicant Tenant within 28 days of the date of issue of this Order, being damages of €1,000 for the consequences of attempting to unlawfully terminate the Applicant Tenant's tenancy together with damages of €250 for breach of landlord obligations under s. 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs of the above dwelling in respect of the Tenancy of the aforesaid dwelling.
4. The Applicant Tenant shall continue to pay rent at the weekly rate of €127, or proportionate part thereof at the rate of €18.14 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 06 September 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director