

Residential Tenancies Board

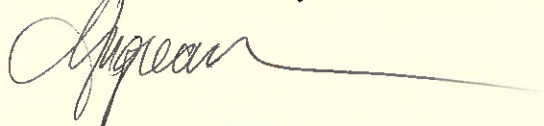
Determination Order

Ref: DR0522-77158

In the matter of Jean-Marie Jungblut, Lisa Downes [Applicant Tenants] and Roderick Cochrane, Mary Cochrane [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlords shall pay the total sum of €8,000.00 to the Applicant Tenants, within 28 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 The Steward's House, Dublin Road, Bray, Co. Wicklow, A98T3Y6.
2. The Notice of Termination with a date of service of 21 April 2022 served by the Respondent Landlords on the Applicant Tenants, in respect of the tenancy of the dwelling at The Steward's House, Dublin Road, Bray, Co. Wicklow, A98T3Y6, is valid.
3. The Applicant Tenants and any other 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 Determination Order.
4. The Respondent Landlords shall refund the security deposit of €1,800.00 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.
5. The Applicant Tenants shall continue to pay any further rent outstanding to the Respondent Landlords from 5 September 2022, being the date of the Adjudication Hearing, at the rate of €1,800.00 per month, or proportionate part thereof at the rate of €59.00 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month/week or part thereof, until such time as the above dwelling is vacated by the Applicant Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 16 November 2022.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director