

Residential Tenancies Board

Determination Order

Ref: DR0818-47728

In the matter of Carolyn Compelli [Applicant Landlord] and Isaac Eshun [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination of 2nd August 2018, which was served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 55 Rialto Court, Dublin 8, Dublin 8, is valid.
2. The Respondent 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 Applicant Landlord shall pay the total sum of €1,000 to the Respondent Tenant, within 28 days of the date of issue of this Order, being damages for breach of landlord obligations under s. 12(1)(a) of the Residential Tenancies Act 2004 by unlawfully interfering with the Respondent Tenant's right to peaceful and exclusive occupation of the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,500 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant 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 16 January 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director