

Residential Tenancies Board

Determination Order

Ref: DR0818-47756

In the matter of Kevin Lambert, Leanne Leonard [Applicant Tenants] and Keith Cooper [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €5,000 to the Applicant Tenants, within 42 days of the date of issue of this Order, being damages for unlawful termination of Applicant Tenants' tenancy of the dwelling at 22 Huntstown Close, Mulhuddart, Dublin 15, D15T0HY and breach of landlord obligations under s. 12(1)(a) of the Residential Tenancies Act 2004 by unlawfully interfering with the Applicant Tenants' right to peaceful and exclusive occupation of the above dwelling.
2. The Applicant Tenants' claim regarding 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, is not upheld.

This Order was made by the Residential Tenancies Board on 04 December 2018.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director