

## Residential Tenancies Board

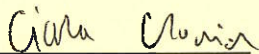
### Determination Order

Ref: DR0921-72913

In the matter of Ernest Cherenkov, Sandra Gabaliene [Applicant Tenants] and Marian Flynn [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 30th September 2021, served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 15 Arden Vale, Tullamore, Co. Offaly, R35TD52 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 or before 31st May 2022.
3. The Respondent Landlord shall refund the security deposit of €600.00 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.
4. The Applicant Tenants application, regarding the Respondent Landlord's breach of obligations under the Act in respect of the standard and maintenance of the above dwelling is upheld.
5. The Respondent Landlord shall pay the total sum of €5,000.00 to the Applicant Tenants, within 56 days of the date of issue of this Determination Order, being damages in respect of the breach of landlord obligations in respect of the standard and maintenance of the above dwelling.

This Order was made by the Residential Tenancies Board on 06 July 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director