

Residential Tenancies Board

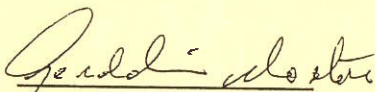
Determination Order

Ref: DR0923-88657

In the matter of Sean Noonan, Aoibhe Luke, Cathal Daly, Niamh Greenan [Applicant Tenants] and Siobhan Walsh, Mark Walsh [Respondent Landlords] 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 23rd day of March 2023 served by the Respondent Landlords on the Applicant Tenants, in respect of the tenancy of the dwelling at 76 Cowper Road, Dublin 6, D06Y1X3, is valid.
2. The Respondent Landlords shall pay the total sum of €5,310.00 to the Applicant Tenants within 28 days of the date of issue of this Determination Order, being damages for the consequences of unlawfully terminating the Applicant Tenants' tenancy of the above dwelling. The sums to be paid shall be €1,950.00 each to the First Named Applicant and the Fourth Named Applicant, and €705.00 each to the Second Named Applicant and the Third Named Applicant.
3. The Respondent Landlords shall pay the total sum of €968.00 to the Applicant Tenants, within 28 days of the date of issue of this Determination Order, being the balance of the unjustifiably retained security deposit of €2,368.00, having deducted €1,550.00 for arrears of rent together with damages of €150.00 for its unlawful retention, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 03 April 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director