

Residential Tenancies Board

Determination Order

Ref: DR1018-49644

In the matter of Nina Grzyborska, Marcin Slominski [Applicant Tenants] and Joseph Carey [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on 12th October 2018 on the Applicant Tenants in respect of the tenancy of the dwelling at Winterwood, Daars South, Sallins, Co. Kildare, W91N297 is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 8th December 2018 or within 28 days of the date of issue of this Order, whichever is the later.
3. The rent increase imposed by the Respondent Landlord on the Applicant Tenants from the 28th April 2018 in respect of the tenancy of the above dwelling was invalid, and the Respondent Landlord shall pay the total sum of €400.00 to the Applicant Tenants within 14 days of the date of issue of this Order, being the rent received by the Landlord from the Tenants pursuant to the invalid rent increase.
4. The Applicant Tenants application in relation to breach of landlord obligations in respect of the tenancy of the above dwelling is not upheld.

This Order was made by the Residential Tenancies Board on 08 February 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director