

**Residential Tenancies Board**

**Determination Order**

**Ref: DR1118-50042**

In the matter of Emilia Ogoo [Applicant Tenant] and Paula O Toole, Paul O Toole [Respondent Landlords] 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 Landlords on the 26th October 2018 on the Applicant Tenant in respect of the tenancy of the dwelling at 13 Priory Way, Manor Grove, Terenure, Dublin 12 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 18th February 2019 or within 21 days of the date of issue of this Order, whichever is the later.
3. The Respondent Landlords shall pay the total sum of €300.00 to the Applicant Tenant, within 7 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 Applicant Tenant's right to peaceful and exclusive occupation of the above dwelling.

This Order was made by the Residential Tenancies Board on 07 March 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director