

Residential Tenancies Board

Determination Order

Ref: DR1218-50467

In the matter of Marcela Palade, Alexandra Hreharciuc [Applicant Tenants] and Tony McCarthy, Anita McCarthy [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 22nd December 2018 on the Applicant Tenants in respect of the tenancy of the dwelling at Apartment 13 Beechmount House, 49 Glasnevin Hill, Dublin 9 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 20th May 2019 or within 28 days of the date of issue of this Order, whichever is the later.
3. The Respondent Landlords shall pay the total sum of €750.00 to the Applicant Tenants, within 28 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 Tenants' right to peaceful and exclusive occupation of the above dwelling.

This Order was made by the Residential Tenancies Board on 04 April 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director