

## **Residential Tenancies Board**

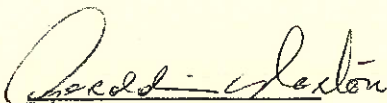
### **Determination Order**

**Ref: DR0123-82245**

In the matter of Sarah Chioma Nwali, William Sunny [Applicant Tenants] and Stephanie Odukwe [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 2nd June 2022 served by the Respondent Landlord on the Applicant Tenants in respect of the tenancy of the dwelling at 62 Chestnut Grove, Beaufort Place, Navan, Co. Meath, C15CY5Y, is invalid.
2. Any and all purported Notices of Termination with dates of service subsequent to 2nd June 2022, served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the above dwelling, are invalid.
3. The Respondent Landlord, and any other persons residing in the above dwelling without the Applicant Tenants' consent, shall vacate and give up possession of the above dwelling in favour of the Applicant Tenants within 1 day of the date of issue of this Determination Order.
4. The Respondent Landlord shall pay the total sum of €19,500.00 to the Applicant Tenants, within 28 days of the date of issue of this Determination Order, being damages for breach of landlord obligations pursuant to Section 12(1)(a) of the Act, by unlawfully interfering with the Applicant Tenants' right to peaceful and exclusive occupation of the above dwelling.
5. The Respondent Landlord shall ensure that all utilities are restored to the property within 1 day of the date of issue of this Determination Order.
6. The Respondent Landlord shall ensure that the property is furnished in accordance with the schedule in the tenancy agreement within 3 days of the date of issue of this Determination Order.

This Order was made by the Residential Tenancies Board on 08 March 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director