

Residential Tenancies Board

Determination Order

Ref: TR0218-002838/DR0917-37174

In the matter of Akinsola Adeniran, Juliet Ekong Adeniran [Appellant Tenant(s)] and Kieran Oates [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

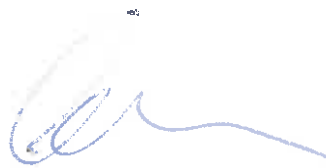
1. The Notice of Termination dated 10 April 2017 served by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 70 Skelligs Court, Waterville, Blanchardstown, Dublin 15 is valid.
2. The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Landlord shall pay the total sum of €1,000 to the Appellant Tenants within 28 days of the date of issue of the Order, being damages for breach of landlord's obligations under Section 12 (1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs, in respect of the tenancy at the above address.
4. The Appellant Tenants shall also pay any further rent outstanding from 18 April 2018, at the rate of €1,000 per month or proportionate part thereof at the rate of €32.88 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as she vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €900 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 18 May 2018



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board