

Residential Tenancies

Residential Tenancies Board

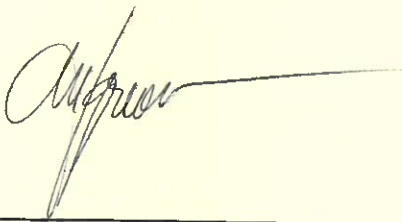
Determination Order

Ref: TR0822-005634/DR0522-77131

In the matter of Waheed Asghar Ali [Appellant Tenant] and Al Callinan [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 17th of November 2021 served by the Respondent Landlord on the Appellant Tenant in respect of the tenancy at Apartment 4, Shannon Arms, Henry Street, Limerick is valid.
2. The Appellant Tenant and any other persons residing at the dwelling shall vacate and give up possession of the dwelling at Apartment 4, Shannon Arms, Henry Street, Limerick, within 60 days of the date of issue of this Determination Order.
3. The Respondent Landlord shall pay the total sum of €3,000 to the Appellant Tenant, within 14 days of the date of issue of this Determination Order, being damages in the amount of €3,000 for breach of the Respondent Landlord's obligations under section 12 (1) (b) of the Act in failing to carry out the necessary repairs in the dwelling in respect of the tenancy of the dwelling at Apartment 4, Shannon Arms, Henry Street, Limerick.
4. The Respondent Landlord shall refund the entire of the security deposit of €650.00 to the Appellant Tenant, upon the Appellant Tenant 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 January 2023.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director