

## **Residential Tenancies Board**

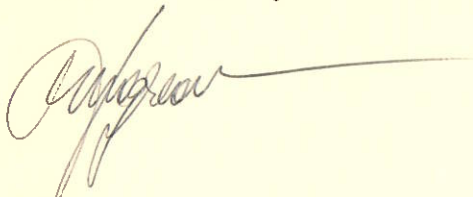
### **Determination Order**

**Ref: TR0922-005707/DR0522-77287**

In the matter of Mihaela Georgiana Murariu and Ioan Cezar [Appellant Tenants] and Exprile Property Rental Limited [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €1500 to the Appellant Tenants, within 56 days of the date of issue of this Determination Order, being made up of damages for breach of Landlord obligations pursuant to Section 12(1)(b) of the Act for failure to carry out necessary repairs, in respect of the tenancy of the dwelling at Apartment 5, Crompton Hall, 110 Thomas Street, Dublin 8, D08X7P2, and €500 for the expenses incurred by the Tenants in purchasing bin bags and stickers.
2. The Notice of Termination with a date of service of the 9th of August 2022 with a termination date of the 4th February 2023 served by the Respondent Landlord on the Appellant Tenants is valid.
3. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Determination Order.
4. The Respondent Landlord shall refund the security deposit of €1000 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.
5. The Appellant Tenants shall continue to pay any further rent outstanding to the Respondent Landlord from the 19th April 2023, being the date of the Tribunal Hearing, at the rate of €1800 per month, or proportionate part thereof at the rate of €59.18 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month/week or part thereof, until such time as the above dwelling is vacated by the Appellant Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 14 June 2023.



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