

Residential Tenancies Board

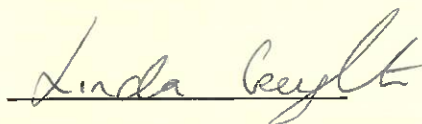
Determination Order

Ref: TR0621-004989/DR0320-61051

In the matter of Nataliya Harnyk and Rustams Dzurajevs [Appellant Tenants] and Michael Twomey and John Walsh [Respondent Landlords], 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 11th February 2020 served by the Respondent Landlords on the Appellant Tenants, in respect of the tenancy of the dwelling at Flat 2, 20 Blessington Street, Dublin 7, is valid.
2. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up vacant possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Landlords shall refund the entire of the security deposit of €400.00, upon the Appellant Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Landlords shall also pay the total sum of €2,188.00 to the Appellant Tenants, within 28 days of the date of issue of this Determination Order, being damages of €1,500.00 for breach of landlord obligations under section 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs, together with reimbursements of necessary expenditure by the Appellant Tenants in the sum of €688.00 (€200.00 for the Plumber and €488.00 for the floor) that arose during the tenancy, in respect of the tenancy of the dwelling at Flat 2, 20 Blessington Street, Dublin 7.

This Order was made by the Residential Tenancies Board on 23rd February 2022.



Linda Creighton
Higher Executive Officer
Duly authorised to sign on behalf of the Director