

## Residential Tenancies Board

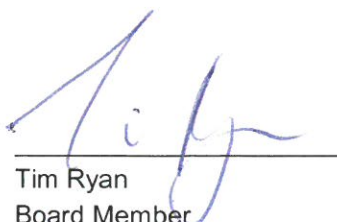
### Determination Order

**Ref: DR0216-24432**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Abdulrahman Alanazi, Asma Alenazi [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

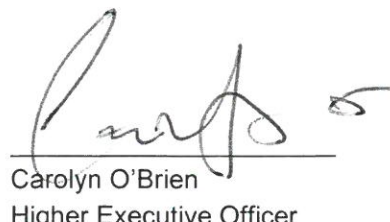
1. The Notice of Termination served on 12 April 2016 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 5 Lyre House, Tyrone Court, Thomas Davis Road West, Inchicore, Dublin 8, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of the Order.
3. The Respondent Tenants shall pay the total sum of €5,760.50 to the Applicant Landlord, in five consecutive monthly payments of €1,000.00 on the 28th day of each month, followed by one payment of €760.50 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall pay any further rent outstanding from 4 July 2016 at the rate of €1,650.00 per month or proportional part thereof at the rate of €54.25 per day where a full calendar month does not apply, 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 they vacate the above dwelling.
5. The enforcement of this Order for such payment of €5,760.50 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlord on each due date until such time as the total sum of €5,760.50 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,300.00 to the Respondent Tenants, on gaining vacant 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 16 August 2016.



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