

Residential Tenancies Board

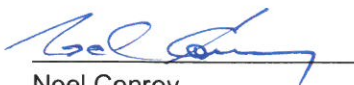
Determination Order

Ref: DR0216-24297

In the matter of Irish Residential Properties REIT PLC [Applicant Landlord] and Matthew Kelly, Sinead Smith [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 19th August 2015 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 147 Priorsgate, Greenhills Road, Tallight, Dublin 24 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 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €5350.00 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 4th March 2016, at the rate of €1,300.00 per month or proportionate part thereof at the rate of €42.74 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 they vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1000.00 to the Respondent Tenants, upon the Respondent 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 15 April 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board