

## Residential Tenancies Board

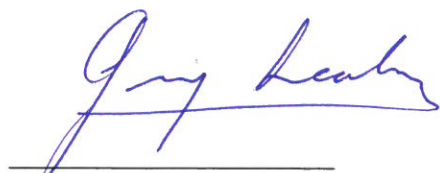
### Determination Order

**Ref: DR0516-26550**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Emad Elansary, Yasser Faraj [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 17th of February 2016 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 303 Cubes 4, Beacon South Quarter, Sandyford, Dublin 18, D18 D7K0, is valid.
2. The Respondent Tenant 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 €12,012.48 to the Applicant Landlord within 14 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 28th of June 2016 at the rate of €2,200 per month or proportionate part thereof at the rate of €72.33 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 vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,000 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 05 August 2016.



Jimmy Leahy  
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