

## Residential Tenancies Board

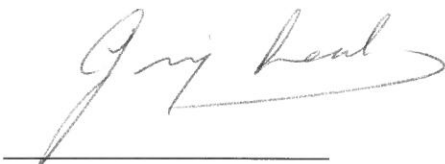
### Determination Order

**Ref: DR0516-26563**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Hajar Ali Al-Anazi, Ali Al-Anazi [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 by the Applicant Landlord on 10th March 2016 on the Respondent Tenants in respect of the tenancy of the dwelling at 13 Sion House, Tyrone Court, Thomas Davis Street 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 €6,720 to the Applicant Landlord, within 56 days of the date of issue of the 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 1st July 2016 to the Applicant Landlord at the rate of €1,560 per month or proportionate part thereof at the rate of €51.29 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 €1,400 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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.



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