

Residential Tenancies Board

Determination Order

Ref: DR0616-26820

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Aamir Nafees, Jekaterina Tarasova [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenants shall pay the total sum of €4,932.38 to the Applicant Landlord, in nine consecutive monthly payments of €493.23, on the 28th day of each month, followed by one payment of €493.31 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of this Order, being rent arrears of €6,467.38 and damages of €640.00 for the consequences of the Respondent Tenants breach of Section 16(a)(i) of the 2004 Act and having deducted the entire of the justifiably retained security deposit of €2,175.00, in respect of the tenancy of the dwelling at 253 Charlestown Place, Charlestown Centre, St Margarets Road, Finglas, Dublin 11.
2. The enforcement of this Order for such payment of €4,932.38 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 €4,932.38 has been paid in full.
3. 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.

This Order was made by the Residential Tenancies Board on 19 August 2016.



Tim Ryan
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