

Residential Tenancies Board

Determination Order

Ref: DR1016-29742

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Lea Larkin [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 28th September 2016 terminating the Respondent tenant's tenancy on the 27th October 2016 in respect of her tenancy at 164, Priorsgate, Greenhills Rd, Tallaght, Dublin 24, D24T2P0 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 35 days of the date of issue of the Order.
3. The Respondent tenant shall pay the sum of €292.61 to the Applicant landlord within 35 days of the date of issue of the Order, the said sum being rent arrears, in respect of the tenancy of the above dwelling.
4. The Respondent tenant shall continue to pay rent at the sum of €1000.00 per month, or proportionate part thereof at the daily rate of €32.88, 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 she and any other occupant vacates the above dwelling.
5. The Applicant landlord shall refund the entire of the security deposit of €1000.00 to the Respondent tenant, 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 06 January 2017.



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