

## Residential Tenancies Board

### Determination Order

**Ref: DR1216-30787**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Fernanda Diniz, Guytherme Sales [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 the 04 November 2016 with respect of the tenancy of the dwelling at 349 Charlestown Place, Charlestown Centre, St. Margaret's Road, Finglas, Dublin 11, D11KR24 is valid.
2. The Respondent Tenants and all persons residing at the aforesaid dwelling shall vacate and give up possession within 14 days of the date of this Determination Order.
3. The Respondent Tenants shall pay the arrears of rent of €3,084.87 to the Applicant Landlord within 14 days of the date of this Determination Order.
4. The Respondent Tenants shall continue to pay the rent of €1,250 per month or €41.10 per day for part of the month to the Applicant Landlord from the 13th of January 2017 until possession is recovered together with any charges due under the tenancy agreement.
5. The Applicant Landlord shall return the security deposit of €1,250 upon regaining possession of the dwelling less such sums properly retained in accordance with the Residential Tenancies Act.

This Order was made by the Residential Tenancies Board on 21 February 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