

Residential Tenancies Board

Determination Order

Ref: DR0419-53538

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Shifali Maurice, Manish Maurice [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 12 March 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 68 Coldcut Park, Clondalkin, Dublin 22, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €543.72 to the Applicant Landlord, within 28 days of the date of issue of this 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 11 June 2019, being the date of the hearing, to the Applicant Landlord, at the rate of €1,201 per month or proportionate part thereof at the rate of €39.48 per day, unless lawfully varied, together with any other charges provided for under 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 €930 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director