

Residential Tenancies Board

Determination Order

Ref: DR0419-53539

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Rachel Coffey, Daniel Fitzpatrick [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 Respondent Tenants on 12th March 2019 in respect of the tenancy of the dwelling at 74 Coldcut Park, Coldcut Road, Clondalkin, Dublin 22 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 this Order.
3. The Respondent Tenants shall pay the total sum of €4,941.17 to the Applicant Landlord, within 56 days of the date of issue of this Order, being rent arrears in the sum of €4,164.17 and damages for breach of tenancy in the sum of €777, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 14th May 2019, being the date of the Adjudication, at the rate of €1,182 per month or proportionate part thereof at the rate of €38.86 per day; and from the 1st July 2019 the Respondent Tenants shall pay €1,233 per month or proportionate part thereof at the rate of €40.54 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Tenants vacate and give up possession of the above dwelling.
5. The Applicant Landlord shall refund the entire security deposit of €1,126.00 to the Respondent Tenants, upon the Respondent Tenants 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 28 June 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director