

Residential Tenancies Board

Determination Order

Ref: DR0519-54405

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Michael Gaffney [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 21 March 2019 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 38 Priorsgate, Greenhills Road, Tallaght, Dublin 24, 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,494.90 to the Applicant Landlord within 21 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 18 June 2019, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €976.00 per month or proportional part thereof at the rate of €32.09 per day, unless lawfully varied, and any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates and gives up possession of the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €700.00 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 09 August 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director