

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0519-54446**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Hafiz Furqan, Valeria Dankova [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 on the 22nd March 2019, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling known as Apartment 260, Block 7A, Cross West, Tallaght, Dublin 24 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1,256.00 to the Applicant Landlord within 21 days of the date of issue of this Order, being rent arrears of €1,256.00 in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall continue to pay rent outstanding from the 26th June 2019, being the date of the Adjudication hearing, to the Applicant Landlord at the rate of €1,306.00 per month or proportionate part thereof at the daily rate of €42.94 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 the above dwelling is vacated by the Respondent Tenants and all persons residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,200.00 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 29 August 2019.



**Emer Morrissey**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**