

Residential Tenancies Board

Determination Order

Ref: DR0519-54621

In the matter of KW PRS ICAV acting solely in respect of its sub-fund KW PRS Fund 2 [Applicant Landlord] and Maggie Breen [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 by the Applicant Landlord on 26th April 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 9, House 1, Sandford Lodge, Sandford Close, Ranelagh, Dublin 6 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 €6,681 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 Tenant shall also pay any further rent outstanding from 26th June 2019, being the date of the Adjudication hearing, at the rate of €2,227 per month or proportional part thereof at the rate of €73.22 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 Respondent Tenant vacates the above dwelling;
5. The Applicant Landlord shall refund the entire of the security deposit of €1,900 to the Respondent Tenant, upon the Respondent Tenant vacating and 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 09 August 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director