

Residential Tenancies Board

Determination Order

Ref: DR0619-55329

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Jason Murphy, Laurence Murphy [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 20th of May 2019, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 220, Charlestown Place, Saint Margaret's Road, Dublin 11, D11WR82, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1,505.48 to the Applicant Landlord, by way of 3 consecutive monthly installments at the rate of €500.00 per month, to be paid on or before the 28th day of each month, followed by one further installment of €5.48, to be paid on or before the 28th day of the 4th month, commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €1,505.48 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €1,505.48 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €1,505.48 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenants shall also pay any further rent outstanding from the 24th of July 2019, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €1,410.00 per month or proportionate part thereof at the rate of €46.36 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.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,350.00 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 13 September 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director