

Residential Tenancies Board

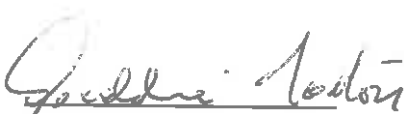
Determination Order

Ref: DR0619-55331

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Julian Cala, Elena Larisa Almason [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 16th May 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 104, Hampton Wood Drive, Saint Margaret's Road, Finglas, Dublin 11, D11PDR1, is valid.
2. The Respondent Tenants, and any other person/s 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 €13,743.23 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 Tenants shall also pay any further rent outstanding from 6th August 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1,790 per month or proportional part thereof at the rate of €58.85 per day, 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,700 to the Respondent Tenants, upon the Respondent Tenants 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 23 September 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director