

Residential Tenancies Board

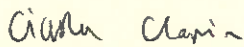
Determination Order

Ref: DR0722-78559

In the matter of IRES Properties REIT Plc [Applicant Landlord] and Sonal Gupta, Shine Singh [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 9th March, 2022 served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 290 Block 7A, Tallaght Cross West, Dublin 24 is valid.
2. The Respondent Tenants and any other 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 Determination Order.
3. The Respondent Tenants shall continue to pay the rent of €1,136.00 per month or part thereof, being €37.35 per day, and any other charges pursuant to the tenancy as they fall due.
4. The Respondent Tenants shall pay the sum of €14,602.00, being the arrears of rent in respect of the property, within a period of 28 days from the date of this Determination Order.
5. The Applicant Landlord shall return the deposit of €950.00 to the Respondent Tenants within a period of 14 days from the date on which the Respondent Tenants actually vacate the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear. For the avoidance of doubt, if there are still arrears outstanding on the property, the Applicant Landlord is entitled to retain the deposit in part discharge of same.

This Order was made by the Residential Tenancies Board on 25 January 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director