

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0818-47193**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Shabina Ben Sassi, Hichem Ben Sassi [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 24 July 2018 on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 74 Block 6A, Tallaght Cross West, Tallaght, Dublin 24 is valid, and the tenancy of the Dwelling terminated on 22 August 2018.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and return the key to the Applicant Landlord within 7 days of the issue of the Determination Order in this case.
3. The Respondent Tenants shall pay to the Applicant Landlord the total sum of €4,472.00 within 28 days of the date of this Order. This sum represents rent arrears up to 30 September 2018 in respect of the tenancy of the above dwelling of €5,847.00 less the full amount of the lawfully retained security deposit of €1,375.00.
4. From 1 October 2018 onwards the Respondents Tenant shall also pay the equivalent of the monthly rent to the Applicant Landlord at the rate of €48.69 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenant vacates the dwelling and returns the key of the Dwelling to the Applicant Landlord.

This Order was made by the Residential Tenancies Board on 09 November 2018.



Gary Byrne  
Higher Executive Officer

Duly authorised to sign on behalf of the Director