

Residential Tenancies Board

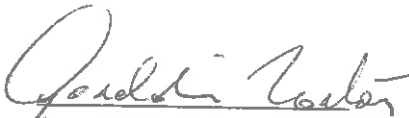
Determination Order

Ref: DR0919-56934, DR 0919-56883

In the matter of KW Investment Fund ICAV [Applicant/Respondent Landlord] and Seragaldeen Ajaj and Maram Ferchichi [Respondent/Applicant Tenants] 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/Respondent Landlord on 2nd August 2019 on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling at 412 Vantage West Building 8, Vantage Apartments, Central Park, Leopardstown Road, Dublin 18, is valid.
2. The Respondent/Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent/Applicant Tenants shall continue to pay any further rent outstanding from 10th October 2019, being the date of the Adjudication hearing, at the rate of €2,030.00 per month or proportional part thereof at the rate of €66.74 per day, unless lawfully varied, 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 Tenant vacates the above dwelling.
4. The Applicant/Respondent Landlord shall refund the entire of the security deposit of €2,030.00 to the Tenants, upon the Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Respondent/Applicant Tenant's application regarding the unlawful termination of the tenancy of the above dwelling, is not upheld.

This Order was made by the Residential Tenancies Board on 28 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director