

Residential Tenancies Board

Determination Order

Ref: DR0921-72505

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Melvin Sweeney [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 16th July 2021, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 1, Block 3A, Belgard Square West, Tallaght, Dublin 24, D24RC95 is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €9,961.72 to the Applicant Landlord, within 56 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 17th November 2021, being the date of the Adjudication Hearing, at the rate of €1,370.00 per month or proportionate part thereof at a rate of €45.04 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 04 May 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director