

## Residential Tenancies Board

### Determination Order

Ref: DR0921-72515

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Kamran Khan, Ifran Khan [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 16/07/2021, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 57 The Forum, Ballymoss Road, Sandyford, Dublin 18 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 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the sum of €11,619.77 to the Applicant Landlord, within 28 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 Tenants shall pay any further rent outstanding from 19/11/2021, being the date of the Adjudication Hearing, at the rate of €1,928.00 per month or proportionate part thereof 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 Tenants and any other persons residing therein.
5. The Applicant Landlord shall be entitled to retain the security deposit of €3,662.00 in lieu of rent and set this sum off against the sum for rent arrears at paragraph 3 herein.

This Order was made by the Residential Tenancies Board on 16 February 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director