

## Residential Tenancies Board


### Determination Order

Ref: DR0921-72523

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Mark Grall, Jennifer Cusack [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 July 2021, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 216, The Links, Elmpark, Merrion Road, Dublin 4, D04WV34 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 continue to pay the rent from the date of the adjudication hearing (17 December 2021) at the rate of €1,414.00 per month or proportional part thereof at the rate of €46.49 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 above dwelling is vacated.
4. The Applicant Landlord shall refund the entire of the security deposit, of €1,100.00 to the Respondent Tenants on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 09 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director