

**Residential Tenancies Board  
Determination Order**

**Ref: DR0921-72847**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Derek Keegan [Respondent Tenant] 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 Landlord on 18 August 2021 on the Respondent Tenant in respect of the tenancy of the dwelling at 20 Boyd House, The Coast, Baldoyle, Dublin 13, D13X622 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 30 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €12,884.24 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 Tenant shall also pay any further rent outstanding from the 3 December 2021 at the rate of €1,692.00 per month or proportionate part thereof at the rate of €55.62 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 he vacates the above dwelling.
5. The enforcement of this Determination Order for such payment of €12,884.24 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €12,884.24 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
7. The Applicant Landlord shall refund the entire of the security deposit of €1,550.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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.

  
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Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director