

Residential Tenancies Board


Determination Order

Ref: DR0921-73003

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Kim Fuong Luong [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 date of service of 16th July 2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 268 Beechwood Court, Stillorgan, Co. Dublin, A94YE61 is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €947.89 to the Applicant Landlord within 14 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 9th December 2021, being the date of the Adjudication Hearing, at the rate of €1,692.00 per month, or proportionate part thereof at the rate of €55.63 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,250.00 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 February 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director