

Residential Tenancies Board

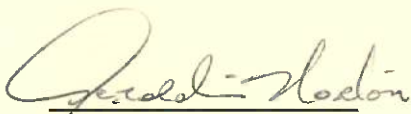
Determination Order

Ref: DR0922-80062

In the matter of IRES Properties REIT Plc [Applicant Landlord] and Ewa Pilarczyk, Robert Romanowski [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 12th September 2022 served by the Applicant Landlord on the Respondent Tenant is valid. The Respondent Tenants are overholding. The Respondent Tenants and all persons residing in the dwelling at 140 Charlestown Place, Charlestown Centre, St Margaret's Road, Finglas, Dublin 11, shall vacate and give up possession of the dwelling within 28 days of the issuance of this Order.
2. The Respondent Tenant shall also pay any further rent, along with any other charges in accordance with the tenancy agreement, until such time as the dwelling is vacated.
3. The Applicant Landlord shall refund the entirety of the security deposit to the Respondent Tenant on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenant shall pay the total sum of €9,832.00 to the Applicant Landlord, within 28 days of the date of issuance of the Determination Order, being rent arrears in respect of the period from 1st March 2020 - 1st March 2023, in respect of the tenancy at 140 Charlestown Place, Charlestown Centre, St Margaret's Road, Finglas, Dublin 11.

This Order was made by the Residential Tenancies Board on 10 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director