

Residential Tenancies Board

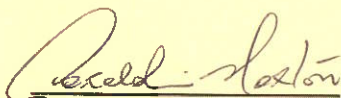
Determination Order

Ref: DR0923-88699

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord(s)] and Mary Anna Doran [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant is in arrears of €15,277.39 in respect of the period from 30th August 2023 to 27th February 2024. The Respondent Tenant shall pay the sum of €15,277.39 to the Applicant Landlord in respect of the rent arrears concerning the tenancy of the dwelling situate at 234 Charlestown Place, St. Margaret's Road, Finglas, Dublin 11, within 28 days of the date of issue of the Determination Order.
2. The Notice of Termination with a date of service of 12th October 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 234 Charlestown Place, St. Margaret's Road, Finglas, Dublin 11, is valid. The Respondent Tenant 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 the Determination Order.
3. The Respondent Tenant shall continue to pay rent from 27th February 2024, being the date of the Adjudication Hearing, to the Applicant Landlord at the rate of €1,887 per month or proportionate part thereof at the rate of €62.03 per day (being $\text{€1,887} \times 12 / 365 = \text{€62.03}$) 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 by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 08 May 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director