

## Residential Tenancies Board

### Determination Order

**Ref: DR1020-65414**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Edizeni Onilenla, Lukman Onilenla [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 February 2020 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 614 Cubes 3, Beacon South Quarter, Sandyford, Dublin 18, D18PF25 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within seven days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €14,406.30 to the Applicant Landlord, within 7 days of the date of issue of the Determination Order, being rent arrears of €14,406.30 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 4th December 2020, being the date of the Paper Based Adjudication, at the rate of €2,910.00 per month or proportional part thereof at the rate of €95.41 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 by the Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall refund the entirety of the security deposit of €5,544.00 to the Respondent Tenant, upon the Respondent Tenants 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 24 March 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director