

Residential Tenancies Board

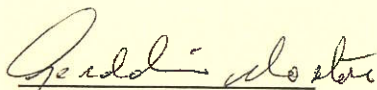
Determination Order

Ref: DR1022-80833

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Naim Al Salamat, Nohad Al Hariri [Respondent Tenants] 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 12th September 2022, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 35 Park Gardens, Hansfield Wood, Dublin 15, is valid.
2. The Respondent Tenants 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 this Determination Order.
3. The Respondent Tenants shall pay the total sum of €10,000.48 to the Applicant Landlord, by way of 9 consecutive instalments at the rate of €1000.00 per calendar month, followed by one further instalment of €1,000.48 in the immediately succeeding month, commencing the next week after the issue of the Determination Order. This sum represents rent arrears of €10,000.48, in respect of the tenancy of the dwelling at 35 Park Gardens, Hansfield Road, Clonsilla, Dublin 15.
4. The enforcement of this Determination Order for such payment of €10,000.48 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €10,000.48 has been paid in full.
5. 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.

This Order was made by the Residential Tenancies Board on 25 October 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director