

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1119-58888**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Paul Nolan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 25 July 2019 on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 82 Hampton Wood Drive, St Margaret's Road, Finglas, Dublin 11 is valid, and the tenancy of the Dwelling terminated on 23 August 2019.
2. The Respondent Tenant and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and overholding, and return the keys of the Dwelling to the Applicant Landlord, on or before 19 January 2020 or within 7 days of the issue of this Order in this case whichever is the later date.
3. The Respondent Tenant shall pay the Applicant Landlord the total sum of €1,957.54 within 7 days of the date of issue of this Order. This sum represents rent arrears up to 30 November 2019 in respect of the tenancy of the above dwelling.
4. From 1 December 2019 onwards the Respondent Tenant shall also pay the equivalent of the rent at the rate of €1,550.00 per month or €50.95 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as he vacates the dwelling.
5. The Applicant Landlord shall refund the entire of security deposit of €1,550.00 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

This Order was made by the Residential Tenancies Board on 09 July 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director