

Residential Tenancies Board

Determination Order

Ref: DR1123-90720

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

1. The Respondent Tenants are in arrears of €6,157.00 in respect of the period from 1st September 2023 to 1st April 2024. The Respondent Tenants shall pay the sum of €6,157.00 to the Applicant Landlord in respect of the rent arrears concerning the tenancy of the dwelling situate at Apartment 217, The Cubes 7, Beacon South Quarter, Dublin 18, D18EV66, within 28 days of the date of issue of the Determination Order.
2. The Respondent Tenants shall continue to pay rent from 11th April 2024, being the date of the Adjudication Hearing, to the Applicant Landlord at the rate of €2,075.00 per month or proportionate part thereof at the rate of €68.22 per day (being €2,075.00 x 12 / 365) 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.
3. The Notice of Termination with a date of service of 27th October 2023, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 217, The Cubes 7, Beacon South Quarter, Dublin 18, D18EV66, , is valid. 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 the Determination Order.

This Order was made by the Residential Tenancies Board on 03 July 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director