

Residential Tenancies Board

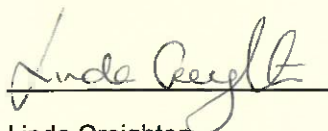
Determination Order

Ref: TR0122-005237/DR0921-72998

In the matter of Aidan Dolan and Margaret Dolan [Appellant Tenants] and Irish Residential Properties REIT Plc [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on the Appellant Tenants on 18 August, 2021 in respect of the tenancy of the dwelling at 62 Waterside View, Malahide, Co. Dublin, K36PN40, is valid.
2. The Appellant Tenants, and any other person or persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 182 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €10,697.89 to the Respondent Landlord, by way of 6 consecutive monthly instalments at the rate of €275 per month, on or before the 28th day of each month, followed by one final payment of €9047.89, commencing in the month immediately following the month of issue of this Determination Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €10,697.89 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Appellant Tenants to the Respondent Landlord, on each due date, until such time as the total sum of €10,697.89 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments in respect of rent arrears 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 Respondent Landlord.
6. The Appellant Tenants shall also pay rent any further rent owing from 1 April, 2022, to the Respondent Landlord, at the rate of €2,346.00 per month or proportionate part thereof at the rate of €77.13 per day, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by them and by any other current occupant/s.
7. On gaining vacant possession of the dwelling, the Respondent Landlord shall repay to the tenants the security deposit paid by them at the commencement of the tenancy, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 27 April 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director