

Residential Tenancies Board


Determination Order

Ref: TR0123-005886/DR0922-80040

In the matter of Alisa Velic [Applicant Landlord] and Zeinab Karimi and Mahdi Karimi [Respondent Tenants], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the Respondent Tenant on 17 May 2022 by the Applicant Landlord in respect of the tenancy of the dwelling at 8A Rochefort Crescent, Lucan, County Dublin, is valid.
2. The Respondent Tenants, and all persons residing in the dwelling at 8A Rochefort Crescent, Lucan, County Dublin, shall vacate and give up possession of the dwelling by 15 April 2023 or within a period of 28 days of the date of issue of this Determination Order, whichever date is the later.
3. The Respondent Tenants shall continue to pay rent at the rate of €1000 per month or proportional part thereof at the rate of €32.88 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such a time as the Respondent Tenants and all other persons residing therein vacate the dwelling at 8A Rochefort Crescent, Lucan, County Dublin.
4. The Applicant Landlord shall refund the entire of the security deposit of €1000 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up vacant possession of the dwelling and upon full discharge of all rent arrears due, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 26 April 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director