

Residential Tenancies Board

Determination Order

Ref: TR0218-002826/DR1217-39384

In the matter of Irish Residential Properties REIT Plc [Appellant Landlord] and Sarah Strain, Richard Curtis [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

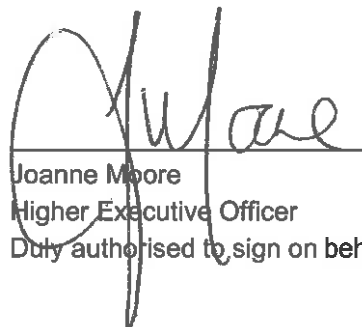
1. The Notices of Termination served on 9th October 2017 and 4th January 2018 by the Appellant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 107 Charlestown Place, Charlestown Centre, St. Margeret's Road, Finglas, Dublin 11 are valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 3rd April 2018 to the Appellant Landlord at the rate of €1,450.00 per month , 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 she vacates the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €1,450.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 20 April 2018.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore
Higher Executive Officer

Duly authorised to sign on behalf of the Board