

## Residential Tenancies Board

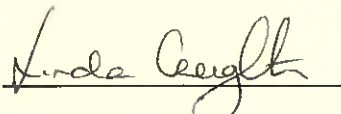
### Determination Order

**Ref: TR0321-004852/DR1120-66360**

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Duchamp Properties Limited [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 23 October 2019 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the Dwelling at 75 The Marker, Grand Canal Square, Dublin 2 is valid. The Tenancy of the Dwelling terminated on 21 November 2019.
2. The Respondent Tenant and all persons residing in the above Dwelling shall vacate the Dwelling within 28 days of the issue of this Determination Order. Upon vacating the Respondent Tenant shall return the keys of the Dwelling to the Applicant Landlord's representative.
3. The Respondent Tenant shall pay to the Applicant Landlord the total sum of €20,727.62 within 42 days of the issue of this Determination Order. This sum represents rent arrears up to 31 December 2020 in respect of the tenancy of the above dwelling.
4. From 1 January 2021 onwards the Respondent Tenant shall also pay the equivalent of the monthly rent at the rate of €3,349.00 per month or €110.10 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as it vacates the Dwelling.
5. The Applicant Landlord shall refund the entire of any security deposit 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 9<sup>th</sup> March 2022.



Linda Creighton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director