

Residential Tenancies Board

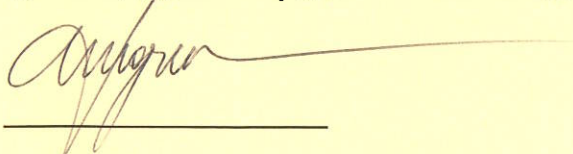
Determination Order

Ref: TR0323-006116/DR0223-82784

In the matter of Irish Residential Properties Reit PLC [Applicant Landlord] and Dylan Walsh [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 20 January 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 102, The Bay, Merrion Road, Dublin 4, D04PD98, Ireland is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €37,072.71 to the Applicant Landlord, by way of 37 consecutive instalments at the rate of €1000 per calendar month, on or before the 28th day of each month, followed by one further instalment of €72.71 in the immediately succeeding month, commencing the next month after the date of issue of this Determination Order. This sum represents rent arrears of €37,072.71, in respect of the tenancy of the dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord from 11 July 2023, being the date of the Tribunal Hearing, at the rate of €1,620 per month, or proportionate part thereof at the rate of €53.26 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €37,072.71 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly/weekly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €37,072.71 has been paid in full.
6. For the avoidance of doubt, any default in the payment of any of the monthly/weekly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly/weekly payment shall immediately become due and owing to the Applicant Landlord.
7. The Applicant Landlord shall refund the security deposit of €1,150 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 8 November 2023.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director