

Residential Tenancies Board

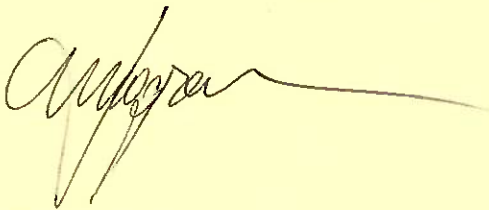
Determination Order

Ref: TR0324-007278/DR0124-92294

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Aidan O'Hara [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant is in breach of the provisions of 16(h) of the Act by behaving in a way, and allowing visitors to behave in a way, that is anti-social within the meaning section 17(1)(b) of the Act in respect of the tenancy of the dwelling at 60 Waterside Drive, Malahide, Co. Dublin.
2. The notice of termination served by the Applicant Landlord on the Respondent Tenant on 7 December, 2023 is valid.
3. The Respondent Tenant and all other persons residing therein shall vacate and give up possession of the above dwelling with 7 days of the date of this Determination Order.
4. The Respondent Tenant shall continue to pay rent in respect of the tenancy of the above dwelling at the rate of €1,910 per month, unless lawfully varied, until such time as he vacates the dwelling.
5. Upon the tenant's vacation of the dwelling the Applicant Landlord shall repay the security deposit paid by the Respondent Tenant in respect of the tenancy less any amount lawfully retained in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 26 June 2024.



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