

Residential Tenancies Board

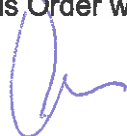
Determination Order

Ref: DR0418-42539

In the matter of Irish Residential Properties REIT Plc [Applicant Landlord] and Samuel Duke, Greg Enegwea [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 16 February 2018 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 25, Block 4A, Tallaght Cross West, Tallaght, Dublin 24, is valid.
2. The Respondent Tenants 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 Tenants shall pay the total sum of €4,265.25 to the Applicant Landlords within 21 days after the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall pay any further rent outstanding from 27 to 29 April 2018 (both dates inclusive) at the rate of €54.25 per day and at the rate of €1,727 per month or proportional part thereof at the rate of €56.78 per day where a full month does not apply, 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,650.00 to the Respondent Tenants, 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 the 28 September 2018.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director