

## Residential Tenancies Board

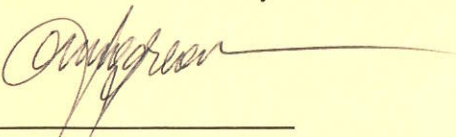
### Determination Order

**Ref: TR0623-006383/DR0123-82417**

In the matter of Irish Residential Properties Reit Plc [Applicant Landlord] and Zafar Iqbal, Kristine Ikbala [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 17th November 2022 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 193 Lansdowne Gate, Block E2, Long Mile Road, Drimnagh, Dublin 12, 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 21 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €35,377.25, to the Applicant Landlord, in 18 consecutive monthly payments of €1,965.40, on or before the 28th day of each month, commencing the next month after the date of issue of this Determination Order, being rent arrears up to and including the date of the hearing of 25 July 2023, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €35,377.25 shall be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlord on or before each due date until such time as the total sum of €35,377.25 has been paid in full.
5. For the avoidance of doubt, any default in the payment of the monthly instalments or further rent due shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenants shall also pay any further rent outstanding from 25th July 2023 at the rate of €1,902 per month or proportional part thereof at the rate of €62.53 per day plus 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.
- 7.. The Applicant Landlord shall refund the entire of the security deposit of €1,650 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 25 October 2023.



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