

Residential Tenancies Board

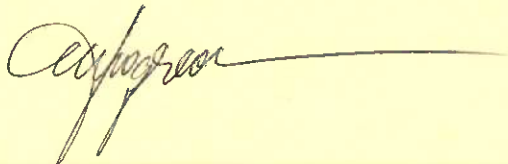
Determination Order

Ref: TR0923-006679/DR0623-86549

In the matter of Irish Residential Properties REIT PLC [Applicant Landlord] and Deividas Labasuska and Alisa Savina [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 by the Applicant Landlord, dated 23rd January 2023, on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 421, The Cubes 7, Beacon South Quarter, Sandyford, Dublin 18, D18 H6Y0, Ireland is valid.
2. The Respondent Tenants and all persons residing in the dwelling shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay to the Applicant Landlord, the sum of €36,924.86 in respect of rent arrears due and owing up to 15 December 2023 in respect of the tenancy of the dwelling at Apartment 421, The Cubes 7, Beacon South Quarter, Sandyford, Dublin 18, D18 H6Y0, Ireland. The said sum shall be paid by the Respondent Tenants by way of an initial instalment of €5,500, followed by 10 equal consecutive instalments of €3,000 per calendar month and one final instalment of €1,424.86. The said payments shall be made on the 28th day of each month, the first payment commencing the next month after the issue of this Determination Order.
4. The enforcement of this Determination Order for such payment of €36,924.86 will 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 each due date until such time as the total sum of €36,924.86 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments 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 15 December 2023, being the date of the hearing, at the rate of €2,030 per month or proportional part thereof at the rate of €66.74 per day, 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 the Respondent Tenants vacate and give up possession of the above dwelling.
7. The Landlord shall refund the entire of the security deposit of €1950 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 31 January 2024.



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