

Residential Tenancies Board

Determination Order

Ref: TR0923-006723/DR0623-86809

In the matter of Irish Residential Properties Reit Public Limited Company [Applicant Landlord] and Iris Hadebe and Thabani Hadebe [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 on the Respondent Tenants on 12 September 2022 in respect of the tenancy of the dwelling at 161 Grande Central, Rockbrook, Sandyford, Dublin 18, 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 30 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €10,172.19 to the Applicant Landlord, in 40 equal consecutive installments at the rate of €250 per calendar month, on the 28th day of each month followed by one further instalment of €172.19 in the immediately succeeding month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €10,172.19, in respect of the tenancy of the dwelling at 161 Grande Central, Rockbrook, Sandyford, Dublin 18, made up to and including the date of the hearing (20 February 2024).
4. The Respondent Tenants shall also pay any further rent outstanding from 20 February 2022 being the date of the Tribunal hearing, at the rate of €2,119 per month or proportional part thereof at the rate of €72.29 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,350 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 27 March 2024.



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