

## **Private Residential Tenancies Board**

### **Determination Order**

**Ref: TR0514-000654/DR0314-11036**

In the matter of Florin Ciuciu, Elisabeth Imanandita, Stelian Ciuciu Senior (Appellant Tenants) Miriam Ciuciu, Bită Vasilica, Stelian Ciuciu Junior, Lavina Ciuciu, Lorena Mira Ciuciu, Hurrem Roxelana Ciuciu (Appellant Tenants' licensees) and Mike Dixon (Respondent Landlord) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served on the Appellant Tenants on 22 January 2014 in respect of the tenancy of the dwelling at 5 Monastery Walk, Clondalkin, Dublin 22 are valid.
2. The Appellant Tenants, their licensees and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Order of the Board.
3. The Appellant Tenants shall pay the total sum of €9,970.28 to the Respondent Landlord in 9 equal payments at the rate of €1,000 per calendar month, on the 28th day of each month, followed by one final payment of €970.28 in the immediately succeeding month commencing the next month after the issue of the Order of the Board. This sum represents rent arrears in the sum of €8,550 plus liability for utilities bills in the sum €1,420.28 in respect of the tenancy of the above dwelling;
4. The enforcement of the Order for such payment will be deferred and the total sum owing will be reduced by the quantum of payments made to the Respondent Landlord on each due date until the sum of €9,970.28 has been paid in full;
5. For the avoidance of doubt any default in the payment of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default shall immediately become due and owing to the Respondent Landlord;
6. The Appellant Tenants shall also pay any further rent outstanding from 1 August 2014 (the date to which rent arrears have been calculated for the purposes of this Order), at the rate of €950 per month or part of the month at the rate of €31.23 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 they vacate and give up possession the above dwelling;

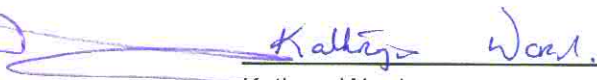
7. The Respondent Landlord shall refund the entire of the security deposit of €950 to the Appellant Tenants, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 1 August 2014.

  
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John FitzGerald

Board Member

Duly authorised to sign on behalf of the Board

  
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Kathryn Ward

Assistant Director

Duly authorised to sign on behalf of the Board