

Residential Tenancies Board

Determination Order

Ref: DR0919-57202

In the matter of Zufang Limited [Applicant Landlord] and Cirion Curtin [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 2nd October 2019, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 9a Saint Brendan's Drive, Charleville, Co. Cork, P56DE03, is valid.
2. The Respondent Tenant, and any other person/s 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 Tenant shall pay the sum of €4,803 to the Applicant Landlord, by way of 21 consecutive monthly payments of €220, to be paid on or before the 28th day of each month, followed by a further payment of €183, to be paid on or before the 28th day of the 22nd month, commencing in the month immediately following the month of issue of this Order. This sum of €4,803 being rent arrears up to the 22nd November 2019, being the date of the adjudication, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €4,803 shall be deferred and the total sum owing shall be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the sum of €4,803 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 Tenant shall also pay any further rent outstanding from the 22nd November 2019, to the Applicant Landlord, at the rate of €825 per month or proportional part thereof at the rate of €27.12 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 16 January 2020.



Emer Morrissey
Assistant Director

Duly authorised to sign on behalf of the Director