

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0320-61189**

In the matter of Joanna Falvey [Applicant Landlord] and Marek Sowinski [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date-of-service of 2nd December 2019 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 6 Killorglin Riverbank Lodges, Killorglin, Co. Kerry, is valid.
2. The Respondent Tenant, and any other person/s residing in the dwelling, shall vacate and give up possession of the above dwelling within 28 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid -19) Act 2020 or as extended by order under section 4 of the Emergency Measures in the Public Interest (Covid -19) Act 2020.
3. The Applicant Landlord shall refund the security deposit of €400.00 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 16 September 2020.



**Emer Morrissey**  
Assistant Director

Duly authorised to sign on behalf of the Director