

## Residential Tenancies Board

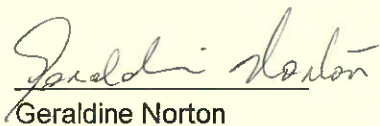
### Determination Order

Ref: DR0920-64691

In the matter of Tom O'Brien (Acting in capacity as Receiver over the certain assets of John Bradley, Landlord) [Applicant] and Pat Byrne [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination as served on 16 September 2020 by the Applicant on the Respondent Tenant in respect of the tenancy of the dwelling at Ballybrennan, Bree, Co. Wexford is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020 the Respondent Tenant and any other persons residing in the dwelling shall not be required to vacate the dwelling during an emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947.
3. The Respondent Tenant and any other persons residing in the dwelling shall, on condition there is no emergency period as defined above, in being on the date of this order, vacate the dwelling within 14 days of the date of the issue of this Order. If an emergency period is in being at the date of this Order the Respondent Tenant and any other persons residing shall vacate within 14 days of the expiration of the emergency period as defined above.

This Order was made by the Residential Tenancies Board on 10 March 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director