

## Residential Tenancies Board

### Determination Order

**Ref: DR1020-65602**

In the matter of Robert Kahn [Applicant Landlord] and Giovanni Dinardo [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 20 November 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 13 Willow Drive, Cluain Ard, Cobh, Co. Cork 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 the 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. The Respondent Tenant and any other persons residing in the dwelling shall vacate the dwelling within 28 days of the date of issue of this Order, or within 10 days of the expiration of the emergency period, whichever is the later.
3. The Applicant Landlord shall refund the security deposit of €1000.00 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 18 March 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director