

## **Residential Tenancies Board**

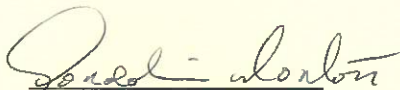
### **Determination Order**

**Ref: DR1120-66151**

In the matter of Seamus Kelly [Applicant Tenant] and Luke Gardiner Ltd [Respondent Landlord] 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 13th October 2020 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Top Flat, 30 Mountjoy Square East, Dublin 1, is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 7 months of the expiration of the "Emergency Period" within the meaning of section 2 of the Residential Tenancies Act 2020.

This Order was made by the Residential Tenancies Board on 09 June 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director