

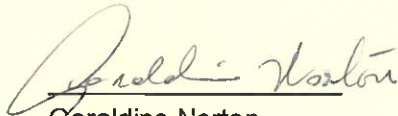
**Residential Tenancies Board  
Determination Order**

**Ref: DR0721-70969**

In the matter of Ali Hashemi [Applicant Tenant] and Sean McCartney [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 10th June 2021 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Apartment 4,35 O'Connell Street, Co. Limerick, V94PW42 is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of this Determination Order.
3. The Applicant Tenant's application regarding the Respondent Landlord's breach of obligations under the Act in respect of the tenancy of the above dwelling, is not upheld.
4. The Applicant Tenant's application regarding standard and maintenance of the dwelling in respect of the tenancy of the above dwelling is not upheld.
5. The Applicant Tenant's application claiming illegal eviction in respect of the tenancy of the above dwelling at Apartment 4,35 O'Connell Street, Co. Limerick, V94PW42 is not upheld.

This Order was made by the Residential Tenancies Board on 09 February 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director