

Dear Mr Tenant,

Thank you for your letter of 19<sup>th</sup> October 2006.

For your information paragraph 31 of the Tenancy Agreement states that if any goods belonging to the Tenant's household shall not be removed then the Tenant is to pay the Landlord any additional expense incurred by the Landlord in removing them. Therefore, it is not for you to decide when you are going to remove the items. On the contrary, these should have been removed before you vacated the premises.

Under paragraph 3 (10) the Tenant is to deliver up the premises and the Landlord's contents and all new fixtures and additions thereto in such good condition cleanliness and complete repair as before. In our previous letter we explained the situation relating to items taken from the property.

You should in all fairness pay the amount as calculated in the e-mail of 29<sup>th</sup> August 2006. If quotes were obtained for the work done then the amounts would be likely to be of higher value. The amount outstanding would therefore be of a higher value than £56.00.

Your threats of court action are therefore inappropriate and misplaced.

Our clients have decided that despite the above that they can agree to refund £290.00 to you. The £20.00 is being held back as it takes account of the 'Blue Print and Frame' (i.e. the picture).

We hope that you can appreciate that in the light of the above our client's offer to you is generous. If you do find the statue and picture then can you please return these items.

We await hearing from you that you will accept the amount of the deposit refunded bringing an end to any further correspondence in this matter.

Regards,

A Solicitor