

My New Address
Address
POST CODE

11th November 2006

Mr. A. Solicitor
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P05T C0D3

Dear Mr. Melnik,

Re: 1 Somewhere Street (Owner: Mr. Eggfaced Landlord)

I am writing to confirm receipt of £290 as the final balance of the deposit owing from the end of our tenancy at 4 Somewhere Street.

I would also like to clear up the final few misunderstandings of the situation as mentioned in your email of 23rd October. When I wrote of a contractor being employed to remove rubbish and personal items (belonging to us) from the property, I was in fact referring to the same paragraph to which you refer in the first paragraph of your email. I had always agreed that we would pay for additional expense incurred by the landlord in removing our items, and tried to make this clear.

The amount calculated in Mr. Landlord's email of 29th August does not give a figure that we should pay "in all fairness". It includes many issues that were not dealt with according to legal obligations and best practice, and does not provide documentary proof of expenses incurred. Obtaining quotes for this work now would still not be sufficient to prove that these expenses were actually incurred by the landlord.

As for my intention to pursue the matter in court being inappropriate or misplaced, I remind you that I had sent a letter to Mr. Landlord explaining the situation and it was ignored for over a month. This seemed a more than reasonable amount of time to prepare a reply, and I simply followed the correct procedure for pursuing the money owed from someone who is unwilling to repay it. If Mr. Landlord had replied in a timely matter this would not have been necessary.

However, I am satisfied with the resolution we have reached, and I concur with your wish that this should bring an end to all correspondence on this matter.

Yours sincerely

Richard Irons

Cc Mr. A Landlord