From:
Abha Jain
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Ghatkopar East,
Mumbai – 400077, India
Email: **rajeshfca.jain@gmail.com**
Phone: +919324536135

On behalf of:
Paridhi Jain (Tenant)

To:
Londonist DMC Ltd
5 Great James Street
Holborn, London
WC1N 3DB
Email: legal@londonist.co.uk

Date: 04/09/2025

Re: Unlawful Disposal of Belongings during Tenancy Agreement

Dear Sir/Madam,

I write on behalf of my daughter, Paridhi Jain, a tenant at Silver Ensuite Mid Level, Chapter Aldgate, 1-2 Education Square, Whitechapel, London E1 1FA, under a licence/tenancy agreement with Londonist DMC Ltd. During an active tenancy with rent paid, Londonist DMC wrongfully treated a temporary absence as a check-out and removed/disposed of her personal belongings without notice or consent.

Contractual Breach

- **Clause 6.1:** "The Licensor is permitted to enter the Licensee's Room at reasonable times of the day when reasonably prior notice is given." No prior notice was given before entering and clearing the room.
- **Clause 8.1 (Termination):** The licence ends only on defined grounds (written notice, end date, specified non-payment, or specified breach with notice). None of these grounds applied**.** The tenancy remained in force.

Your Plea re "Marketing Call"

You have asserted reliance on a "marketing call" with my daughter to suggest she had "checked out" and would return later. This is rejected for the following reasons:

1. **Not valid notice:** Any conversation during a marketing/sales call does not meet the agreement's requirement for written notice under clause 7 and cannot effect termination under clause 8.1.
2. **No waiver of contract**: Even if such a call occurred, it cannot waive the licensor's obligations, including giving reasonable prior notice before entry (cl. 6.1) or the limited termination triggers (cl. 8.1).
3. **No consent to dispose:** At no time did my daughter consent to the removal or disposal of her belongings. Treating a casual/marketing call as authorisation to clear a room is unreasonable and unlawful.
4. **Put to strict proof:** You are put to strict proof of any such call and its content.

I request full disclosure of:

- The audio recording and/or transcript of the call,
- Internal notes or logs referring to it, and
- Entry/clearance records relating to the room**.**

Legal Position
Your conduct amounts to:

- Breach of contract under the tenancy agreement, (clauses 6.1 and 8.1).
- Unlawful interference with personal property.
- Unfair trading practice under the Consumer Protection from Unfair Trading Regulations 2008.

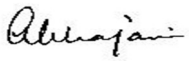
Claim
I hold Londonist DMC fully responsible for the financial loss suffered. The value of the belongings removed is estimated at £2250, a detailed schedule of which will be produced in court. Additionally, I seek a modest sum of £250 for distress, inconvenience, and disruption caused by the unlawful disposal of belongings during an active tenancy

Required Action
Unless full payment of £2500 is received within 14 days from the date of this letter, we will have no alternative but to issue proceedings against Londonist DMC Ltd in the County Court (Small Claims Track) without further notice.

If proceedings are issued, we will also claim:
Court fees,
Statutory interest, and
Any enforcement costs.

This letter is sent in compliance with the Pre-Action Protocol under the Civil Procedure Rules.

Yours faithfully,



Abha Jain
(On behalf of Paridhi Jain – Tenant)