Claim form

Claim number: 746MC819

Received on: 03 November 2025 at 19:23 PM
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1. Claimant details

Name	Deniz Callens
Address	Unit 160410 PO Box 7169 POOLE BH15 9EL
Date of birth	24 June 2003
Telephone number	+447350198476
Email address	deniz.callens@outlook.com

2. Defendant details

Company name	Londonist DMC Ltd
Contact person	Vlad Huminiuc, Finance Assistant
Address	5 GREAT JAMES STREET LONDON WC1N 3DB
Telephone number	+442072871912
Email address	legal@londonist.co.uk

3. Claim

Reason for claim	The Defendant, a student accommodation provider, failed to return a tenancy deposit of £250 after the tenancy ended and the contractual refund period expired. Furthermore, the Defendant breached their statutory duties under the Housing Act 2004. For two separate deposits paid by the Claimant, the Defendant failed to provide the legally required information confirming that the deposits were protected in a government-approved tenancy deposit

	scheme. The claim is for the unpaid deposit, plus the statutory penalty for each of the two breaches of the Tenancy Deposit Protection legislation.
Timeline of events	
26 February 2025	Paid first deposit of £250. The Defendant failed to provide the legally required deposit protection information within the following 30 days.
9 July 2025	Paid second deposit of £250. The Defendant again failed to provide the legally required deposit protection information within the following 30 days.
20 September 2025	Final tenancy ended. The contractual 6-week period for the return of the second deposit began.
5 October 2025	Emailed the Defendant to chase for both deposits, as the first was already overdue.
7 October 2025	Defendant's employee, Vlad Huminiuc, replied, apologised for the delay, and promised payment would be processed 'anytime next week'.
16 October 2025	The first deposit was finally returned. I emailed the Defendant to acknowledge the partial payment and demand the remaining £250.
2 November 2025	The 6-week contractual refund period for the second deposit expired. The £250 became officially overdue.
3 November 2025	The second deposit of £250 remains unpaid. The Defendant has broken their

	promise to pay and is in breach of contract and statute.

Evidence type	
Contracts and agreements	Licence Agreements for two tenancies (Invoices #34658 & #38848), which detail the deposit amounts and prove the omission of any deposit protection scheme information.
Letters, emails and other correspondence	Email chain from 5 Oct 2025 to 16 Oct 2025, including the Defendant's admission of delay, their broken promise to pay, and the Claimant's formal chasers.
Statement of account	Bank statements showing the original payment of two £250 deposits to the Defendant and confirming the non-receipt of the second £250 refund.
Other	Invoices #34658, #38848, and #38850 issued by the Defendant, which confirm the tenancy dates and financial arrangements.

4. Claim amount details

Claim amount items	
Unpaid second tenancy deposit	£250.00
Statutory penalty for non-protection of first deposit	£750.00
Statutory penalty for non-protection of second deposit	£750.00
Total interest	£0.44
How interest was calculated	Break down interest for different periods of time, or items
Interest end date	
Interest rate claimed	
Explanation of rate claimed	
Date interest claimed from	3 November 2025
Explanation of date interest is claimed from	

5. Total amount

Claim amount	£1750.00
Total interested claim to date of submission	£0.44

Claim fee	£115.00
Total	£1865.44

6. Statement of truth

I believe that the facts stated in this claim form are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Deniz Callens

03 November 2025