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TENANCY AGREEMENT

for letting a furnished dwelling-house
on an assured shorthold tenancy
under Part I of the Housing Act 1988

This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant.

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DEPOSITS

If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE 18/5/2016

PARTIES 1. THE Landlord

STEVEN ABOAGYE

2. THE Tenant

KWAME OSEI OWUSU & FRED
DANIEL ASAMOAH
JANET ANANE
CHARLES JUDE DONKOR

PROPERTY The dwelling-house at

17 KINGS ROAD
TOTTENHAM LONDON N17 8NP

Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of months/year(s) from (start date) 18/5/16

RENT £ 1200.00 per MONTH

PAYABLE in advance by equal payments on the NO DEPOSIT day of each

FIRST PAYMENT to be made on 18/5/16 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
3. **IF** the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless
   (1) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and
   (2) the Landlord had given the Tenant notice of what the policy required.

   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
4. **THE** Tenant agrees with the Landlord — YES
   (1) To pay the Rent as set out above
   (2) (*a*) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
   (*b*) To pay to the Landlord the amount of any council tax which, while the tenancy continues, the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy because the Tenant ceases to live at the Property

(3) To pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption

(4) Subject to clause 7 overleaf, to keep the drains, gutters and pipes of the Property clear. This means that if the tenancy is of a dwelling-house for a term of less than seven years and section 11 of the Landlord and Tenant Act 1985 (referred to in clause 7 below) applies, the landlord has to do any clearance work required in order to keep the drains, gutters and pipes in repair, but does not have to do small jobs which a reasonable tenant would do

(5) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy

(6) To allow the Landlord or anyone with the Landlord's written authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' written notice beforehand

(7) To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so

(8) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire

(9) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate

(10) (a) During the first three months of the tenancy not to assign or sublet the Property and not to part with possession of it in any other way

(b) Thereafter not to assign, sublet or part with possession of the Property in any way without the consent of the Landlord, that consent not to be unreasonably withheld

(11) To give the Landlord a copy of any notice given under the Party Wall etc. Act 1996 within seven days of receiving it and not to do anything as a result of the notice unless required to do so by the Landlord

(12) At the end of the Term or earlier if the tenancy comes to an end more quickly to deliver the Property up to the Landlord in the condition it should be in if the Tenant has performed the Tenant's obligations under this Agreement

(13) Not to remove any of the Fixtures, Furniture and Effects from the Property and to leave the Furniture and Effects at the end of the tenancy where they were at the beginning

(14) During the last twenty-eight days of the tenancy to allow the Landlord or the Landlord's agents to enter and view the Property with prospective tenants at reasonable times of the day, if the Landlord has given 24 hours' written notice beforehand.

5. IF the Tenant —

(1) is at least fourteen days late in paying the Rent or any part of it, whether or not the Rent has been formally demanded, or

(2) has broken any of the terms of this Agreement

then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force.

(**Note**: The Landlord cannot recover possession without an order of the court under the Housing Act 1988. Except in certain cases set out in the Act of substantial arrears of rent, the court has a discretion whether or not to make an order and is likely to take account of whether unpaid rent has later been paid or a breach of the terms of the tenancy has been made good.)
(**Note**: This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.)

6. **THE** Landlord agrees with the Tenant — YES

(1) That the Tenant has the right to possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming through or in trust for the Landlord. But:

(a) this clause does not limit any of the rights under this Agreement which the Tenant has agreed to allow the Landlord to exercise

(b) this clause does not prevent the Landlord from taking lawful steps to enforce his rights against the Tenant if the Tenant breaks any of the terms of this Agreement

(2) To pay all charges in respect of the Property except those which by the terms of this Agreement the Tenant has expressly agreed to pay and to pay to the Tenant the amount of any such charge which another person has compelled the Tenant to pay.

7. **IF** section 11 of the Landlord and Tenant Act 1985 applies to the tenancy, the Tenant's obligations are subject to the effect of that section.

(**Note:** As a general rule, section 11 applies to tenancies of a dwelling-house for a term of less than seven years. It requires the landlord to keep in repair the structure and exterior of the dwelling-house including drains, gutters and external pipes; and to keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation (including basins, sinks, baths and sanitary conveniences) and for space heating and heating water. The landlord is not obliged to repair until the tenant has given notice of the defect, and the tenant is obliged to take proper care of the Property and to do small jobs which a reasonable tenant would do.)

8. **WHERE** the context permits —

(1) "The Landlord" includes the successors to the original landlord

(2) "The Tenant" includes the successors to the original tenant

(3) "The Property" includes any part of the Property or the Fixtures, Furniture and Effects.

NOTICE OF LANDLORD'S ADDRESS

The Landlord notifies the Tenant that the Tenant may serve notices (including notices in proceedings) on the Landlord at the following address:

(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named

(the Landlord) in the presence of

x JANET ANANE J. Anane
x DANIEL ASAMOAH —
x JUDE DONKOR
x KWAME OSEI OWUSU K OWUSU
x

STEVEN ABOAGYE

SIGNED by the above-named

(the Tenant) in the presence of

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TENANCY AGREEMENT

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This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DEPOSITS

If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE 18/5/2015

PARTIES 1. **THE** Landlord
STEVEN ABOAGYE

2. **THE** Tenant
KWAME OSEI OWUSU & FRED DOMPREH
DANIEL ASAMOAH
JANET ANANE
CHARLES JUDE DONKOR

PROPERTY The dwelling-house at
17 KINGS ROAD
TOTTENHAM, LONDON N17 8NP
Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of months/(year(s)) from (start date) 18/5/15

RENT £1200.00 per MONTH

PAYABLE in advance by equal payments on the NO DEPOSIT day of each

FIRST PAYMENT to be made on 18/5/15 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
3. **IF** the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless
   (1) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and
   (2) the Landlord had given the Tenant notice of what the policy required.
   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
4. **THE** Tenant agrees with the Landlord — YES
   (1) To pay the Rent as set out above
   (2) (*a*) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
   (*b*) To pay to the Landlord the amount of any council tax which, while the tenancy continues, the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy because the Tenant ceases to live at the Property

(3) To pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption

(4) Subject to clause 7 overleaf, to keep the drains, gutters and pipes of the Property clear. This means that if the tenancy is of a dwelling-house for a term of less than seven years and section 11 of the Landlord and Tenant Act 1985 (referred to in clause 7 below) applies, the landlord has to do any clearance work required in order to keep the drains, gutters and pipes in repair, but does not have to do small jobs which a reasonable tenant would do

(5) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy

(6) To allow the Landlord or anyone with the Landlord's written authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' written notice beforehand

(7) To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so

(8) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire

(9) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate

(10) (a) During the first three months of the tenancy not to assign or sublet the Property and not to part with possession of it in any other way

(b) Thereafter not to assign, sublet or part with possession of the Property in any way without the consent of the Landlord, that consent not to be unreasonably withheld

(11) To give the Landlord a copy of any notice given under the Party Wall etc. Act 1996 within seven days of receiving it and not to do anything as a result of the notice unless required to do so by the Landlord

(12) At the end of the Term or earlier if the tenancy comes to an end more quickly to deliver the Property up to the Landlord in the condition it should be in if the Tenant has performed the Tenant's obligations under this Agreement

(13) Not to remove any of the Fixtures, Furniture and Effects from the Property and to leave the Furniture and Effects at the end of the tenancy where they were at the beginning

(14) During the last twenty-eight days of the tenancy to allow the Landlord or the Landlord's agents to enter and view the Property with prospective tenants at reasonable times of the day, if the Landlord has given 24 hours' written notice beforehand.

5. IF the Tenant —

(1) is at least fourteen days late in paying the Rent or any part of it, whether or not the Rent has been formally demanded, or

(2) has broken any of the terms of this Agreement

then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force.

(**Note**: The Landlord cannot recover possession without an order of the court under the Housing Act 1988. Except in certain cases set out in the Act of substantial arrears of rent, the court has a discretion whether or not to make an order and is likely to take account of whether unpaid rent has later been paid or a breach of the terms of the tenancy has been made good.)
(**Note**: This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.)

6. **THE** Landlord agrees with the Tenant — YES

(1) That the Tenant has the right to possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming through or in trust for the Landlord. But:

(a) this clause does not limit any of the rights under this Agreement which the Tenant has agreed to allow the Landlord to exercise

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8. **WHERE** the context permits —

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(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named JANET ANIANE

DANIEL ASAMOAH

KWAME OBENG KODUAH

JUDE DONKOR

(the Landlord) in the presence of

Steven Abbeyqq

SIGNED by the above-named

(the Tenant) in the presence of

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TENANCY AGREEMENT

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under Part I of the Housing Act 1988

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If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE 18/5/2014

PARTIES 1. **THE** Landlord

STEVEN ABOAGYE

2. **THE** Tenant

DOUGLAS FRESH
JANET ANANE
KWAM OSEI OWUSU & JOYCE BOAKYE & FRED DOMPREH
DANIEL ASAMOAH

PROPERTY The dwelling-house at

17 KINGS ROAD
TOTTENHAM, LONDON N17 8NP

Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of ~~months~~/year(s) from (start date) 18/5/14

RENT £1200.00 per MONTH

NO DEPOSIT

PAYABLE in advance by equal payments on the day of each

FIRST PAYMENT to be made on 18/5/14 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
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AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named

(the Landlord) in the presence of

S. ABOAGYE

SIGNED by the above-named

(the Tenant) in the presence of

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DATE 18/5/2013

PARTIES 1. **THE** Landlord

SIEVEN ABOAGYE

2. **THE** Tenant

KWAME OSEI OWUSU & JOYCE BOAKYE
DANIEL ASAMOAH
THERESA AMANKWAH
FRED ADJEI DOMPREH

PROPERTY The dwelling-house at

17 KINGS ROAD
TOTTENHAM, LONDON N17 8NP

Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of months/(year(s)) from (start date) 18/5/2013

RENT £1200.00 per MONTH

PAYABLE in advance by equal payments on the NO DEPOSIT day of each

FIRST PAYMENT to be made on 18/5/13 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
3. **IF** the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless
   (1) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and
   (2) the Landlord had given the Tenant notice of what the policy required.

   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
4. **THE** Tenant agrees with the Landlord — YES
   (1) To pay the Rent as set out above
   (2) (*a*) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
   (*b*) To pay to the Landlord the amount of any council tax which, while the tenancy continues, the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy because the Tenant ceases to live at the Property

(3) To pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption

(4) Subject to clause 7 overleaf, to keep the drains, gutters and pipes of the Property clear. This means that if the tenancy is of a dwelling-house for a term of less than seven years and section 11 of the Landlord and Tenant Act 1985 (referred to in clause 7 below) applies, the landlord has to do any clearance work required in order to keep the drains, gutters and pipes in repair, but does not have to do small jobs which a reasonable tenant would do

(5) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy

(6) To allow the Landlord or anyone with the Landlord's written authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' written notice beforehand

(7) To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so

(8) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire

(9) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate

(10) (a) During the first three months of the tenancy not to assign or sublet the Property and not to part with possession of it in any other way

(b) Thereafter not to assign, sublet or part with possession of the Property in any way without the consent of the Landlord, that consent not to be unreasonably withheld

(11) To give the Landlord a copy of any notice given under the Party Wall etc. Act 1996 within seven days of receiving it and not to do anything as a result of the notice unless required to do so by the Landlord

(12) At the end of the Term or earlier if the tenancy comes to an end more quickly to deliver the Property up to the Landlord in the condition it should be in if the Tenant has performed the Tenant's obligations under this Agreement

(13) Not to remove any of the Fixtures, Furniture and Effects from the Property and to leave the Furniture and Effects at the end of the tenancy where they were at the beginning

(14) During the last twenty-eight days of the tenancy to allow the Landlord or the Landlord's agents to enter and view the Property with prospective tenants at reasonable times of the day, if the Landlord has given 24 hours' written notice beforehand.

5. IF the Tenant — YES

(1) is at least fourteen days late in paying the Rent or any part of it, whether or not the Rent has been formally demanded, or

(2) has broken any of the terms of this Agreement

then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force.

(**Note**: The Landlord cannot recover possession without an order of the court under the Housing Act 1988. Except in certain cases set out in the Act of substantial arrears of rent, the court has a discretion whether or not to make an order and is likely to take account of whether unpaid rent has later been paid or a breach of the terms of the tenancy has been made good.)
(**Note**: This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.)

6. **THE** Landlord agrees with the Tenant — YES

(1) That the Tenant has the right to possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming through or in trust for the Landlord. But:

(a) this clause does not limit any of the rights under this Agreement which the Tenant has agreed to allow the Landlord to exercise

(b) this clause does not prevent the Landlord from taking lawful steps to enforce his rights against the Tenant if the Tenant breaks any of the terms of this Agreement

(2) To pay all charges in respect of the Property except those which by the terms of this Agreement the Tenant has expressly agreed to pay and to pay to the Tenant the amount of any such charge which another person has compelled the Tenant to pay.

7. **IF** section 11 of the Landlord and Tenant Act 1985 applies to the tenancy, the Tenant's obligations are subject to the effect of that section.

(**Note:** As a general rule, section 11 applies to tenancies of a dwelling-house for a term of less than seven years. It requires the landlord to keep in repair the structure and exterior of the dwelling-house including drains, gutters and external pipes; and to keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation (including basins, sinks, baths and sanitary conveniences) and for space heating and heating water. The landlord is not obliged to repair until the tenant has given notice of the defect, and the tenant is obliged to take proper care of the Property and to do small jobs which a reasonable tenant would do.)

8. **WHERE** the context permits —

(1) "The Landlord" includes the successors to the original landlord

(2) "The Tenant" includes the successors to the original tenant

(3) "The Property" includes any part of the Property or the Fixtures, Furniture and Effects.

NOTICE OF LANDLORD'S ADDRESS

The Landlord notifies the Tenant that the Tenant may serve notices (including notices in proceedings) on the Landlord at the following address:

(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named DANIEL ASHWORTH
JOYCE BOAKYE
KWAME OBEI OWUSU
THERESA AMANKWAH

(the Landlord) in the presence of S. ABOAGYE

SIGNED by the above-named

(the Tenant) in the presence of

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and must not be reproduced

TENANCY AGREEMENT

for letting a furnished dwelling-house
on an assured shorthold tenancy
under Part I of the Housing Act 1988

This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant.

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DEPOSITS

If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE 18/5/2012

PARTIES 1. **THE** Landlord
STEVEN ABOAGYE

2. **THE** Tenant
DOUGLAS FRESH
THERESA AMANKWAH
KWAME OSEI OWUSU & JOYCE BOAKYE
RITA ADJEI & KOFI ODURO

PROPERTY The dwelling-house at
17 KINGS ROAD
TOTTENHAM, LONDON N17 8NP
Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of ~~months/year(s)~~ 6 months from (start date) 18/5/12

RENT £1100.00 per MONTH

PAYABLE in advance by equal payments on the day of each NO DEPOSIT

FIRST PAYMENT to be made on 18/5/12 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
3. **IF** the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless
   (1) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and
   (2) the Landlord had given the Tenant notice of what the policy required.

   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
4. **THE** Tenant agrees with the Landlord — YES
   (1) To pay the Rent as set out above
   (2) (*a*) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
   (*b*) To pay to the Landlord the amount of any council tax which, while the tenancy continues, the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy because the Tenant ceases to live at the Property

(3) To pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption

(4) Subject to clause 7 overleaf, to keep the drains, gutters and pipes of the Property clear. This means that if the tenancy is of a dwelling-house for a term of less than seven years and section 11 of the Landlord and Tenant Act 1985 (referred to in clause 7 below) applies, the landlord has to do any clearance work required in order to keep the drains, gutters and pipes in repair, but does not have to do small jobs which a reasonable tenant would do

(5) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy

(6) To allow the Landlord or anyone with the Landlord's written authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' written notice beforehand

(7) To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so

(8) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire

(9) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate

(10) (a) During the first three months of the tenancy not to assign or sublet the Property and not to part with possession of it in any other way

(b) Thereafter not to assign, sublet or part with possession of the Property in any way without the consent of the Landlord, that consent not to be unreasonably withheld

(11) To give the Landlord a copy of any notice given under the Party Wall etc. Act 1996 within seven days of receiving it and not to do anything as a result of the notice unless required to do so by the Landlord

(12) At the end of the Term or earlier if the tenancy comes to an end more quickly to deliver the Property up to the Landlord in the condition it should be in if the Tenant has performed the Tenant's obligations under this Agreement

(13) Not to remove any of the Fixtures, Furniture and Effects from the Property and to leave the Furniture and Effects at the end of the tenancy where they were at the beginning

(14) During the last twenty-eight days of the tenancy to allow the Landlord or the Landlord's agents to enter and view the Property with prospective tenants at reasonable times of the day, if the Landlord has given 24 hours' written notice beforehand.

5. IF the Tenant —

(1) is at least fourteen days late in paying the Rent or any part of it, whether or not the Rent has been formally demanded, or

(2) has broken any of the terms of this Agreement

then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force.

(**Note**: The Landlord cannot recover possession without an order of the court under the Housing Act 1988. Except in certain cases set out in the Act of substantial arrears of rent, the court has a discretion whether or not to make an order and is likely to take account of whether unpaid rent has later been paid or a breach of the terms of the tenancy has been made good.)
(**Note**: This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.)

6. **THE** Landlord agrees with the Tenant — YES

(1) That the Tenant has the right to possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming through or in trust for the Landlord. But:

(a) this clause does not limit any of the rights under this Agreement which the Tenant has agreed to allow the Landlord to exercise

(b) this clause does not prevent the Landlord from taking lawful steps to enforce his rights against the Tenant if the Tenant breaks any of the terms of this Agreement

(2) To pay all charges in respect of the Property except those which by the terms of this Agreement the Tenant has expressly agreed to pay and to pay to the Tenant the amount of any such charge which another person has compelled the Tenant to pay.

7. **IF** section 11 of the Landlord and Tenant Act 1985 applies to the tenancy, the Tenant's obligations are subject to the effect of that section.

(**Note:** As a general rule, section 11 applies to tenancies of a dwelling-house for a term of less than seven years. It requires the landlord to keep in repair the structure and exterior of the dwelling-house including drains, gutters and external pipes; and to keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation (including basins, sinks, baths and sanitary conveniences) and for space heating and heating water. The landlord is not obliged to repair until the tenant has given notice of the defect, and the tenant is obliged to take proper care of the Property and to do small jobs which a reasonable tenant would do.)

8. **WHERE** the context permits —

(1) "The Landlord" includes the successors to the original landlord

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(3) "The Property" includes any part of the Property or the Fixtures, Furniture and Effects.

NOTICE OF LANDLORD'S ADDRESS

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(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named

(the Landlord) in the presence of

SIGNED by the above-named

(the Tenant) in the presence of

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TENANCY AGREEMENT

for letting a furnished dwelling-house
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under Part I of the Housing Act 1988

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This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DEPOSITS

If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE 18/5/2011

PARTIES 1. **THE** Landlord

2. **THE** Tenant

RITA ADJEI & KOFI ODURO
THERESA ~~ABA~~ AMANKWAH
DOUGLAS ERESH
~~NANA YAW~~ KWAME OSEI OWUSU & JOYCE BOAKYE

PROPERTY The dwelling-house at
17 KINGS ROAD
TOTTENHAM, LONDON N17 8NP
Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of ~~months~~ (year(s)) from 18/5/11 (start date)

RENT £ 1,100.00 per MONTH

PAYABLE in advance by equal payments on the NO DEPOSIT day of each

FIRST PAYMENT to be made on 18/5/11 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
3. **IF** the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless
   (1) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and
   (2) the Landlord had given the Tenant notice of what the policy required.

   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
4. **THE** Tenant agrees with the Landlord — YES
   (1) To pay the Rent as set out above
   (2) (*a*) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
   (*b*) To pay to the Landlord the amount of any council tax which, while the tenancy continues, the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy because the Tenant ceases to live at the Property

(3) To pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption

(4) Subject to clause 7 overleaf, to keep the drains, gutters and pipes of the Property clear. This means that if the tenancy is of a dwelling-house for a term of less than seven years and section 11 of the Landlord and Tenant Act 1985 (referred to in clause 7 below) applies, the landlord has to do any clearance work required in order to keep the drains, gutters and pipes in repair, but does not have to do small jobs which a reasonable tenant would do

(5) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy

(6) To allow the Landlord or anyone with the Landlord's written authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' written notice beforehand

(7) To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so

(8) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire

(9) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate

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then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force.

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6. **THE** Landlord agrees with the Tenant — YES

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The Landlord notifies the Tenant that the Tenant may serve notices (including notices in proceedings) on the Landlord at the following address:

(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named

(the Landlord) in the presence of

Joyce Boakye
KWAME OSEI-OWUSU
D. FRESH
THERESA AMANKWAH

SIGNED by the above-named

(the Tenant) in the presence of

S. ABOAGYE
RITA AJEI
IKOFI ODURO

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for letting a furnished dwelling-house
on an assured shorthold tenancy
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DATE 18/5/2010

PARTIES 1. **THE** Landlord

STEVEN ABOAGYE

2. **THE** Tenant

THERESA AMANKWAH
KOFI ODURO
RITA ADJEI
NANA YAW & SAMUEL OFORI

PROPERTY The dwelling-house at

17 KINGS ROAD
TOTTENHAM, LONDON N17 8NP

Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of 6 months/year(s) from (start date) 18/5/10

RENT £ 1,100.00 per MONTH

PAYABLE in advance by equal payments on the NO DEPOSIT day of each

FIRST PAYMENT to be made on 18/5/10 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
3. **IF** the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless
   (1) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and
   (2) the Landlord had given the Tenant notice of what the policy required.

   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
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   (*b*) To pay to the Landlord the amount of any council tax which, while the tenancy continues, the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy because the Tenant ceases to live at the Property

(3) To pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption

(4) Subject to clause 7 overleaf, to keep the drains, gutters and pipes of the Property clear. This means that if the tenancy is of a dwelling-house for a term of less than seven years and section 11 of the Landlord and Tenant Act 1985 (referred to in clause 7 below) applies, the landlord has to do any clearance work required in order to keep the drains, gutters and pipes in repair, but does not have to do small jobs which a reasonable tenant would do

(5) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy

(6) To allow the Landlord or anyone with the Landlord's written authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' written notice beforehand

(7) To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so

(8) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire

(9) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate

(10) (a) During the first three months of the tenancy not to assign or sublet the Property and not to part with possession of it in any other way

(b) Thereafter not to assign, sublet or part with possession of the Property in any way without the consent of the Landlord, that consent not to be unreasonably withheld

(11) To give the Landlord a copy of any notice given under the Party Wall etc. Act 1996 within seven days of receiving it and not to do anything as a result of the notice unless required to do so by the Landlord

(12) At the end of the Term or earlier if the tenancy comes to an end more quickly to deliver the Property up to the Landlord in the condition it should be in if the Tenant has performed the Tenant's obligations under this Agreement

(13) Not to remove any of the Fixtures, Furniture and Effects from the Property and to leave the Furniture and Effects at the end of the tenancy where they were at the beginning

(14) During the last twenty-eight days of the tenancy to allow the Landlord or the Landlord's agents to enter and view the Property with prospective tenants at reasonable times of the day, if the Landlord has given 24 hours' written notice beforehand.

5. IF the Tenant — YES

(1) is at least fourteen days late in paying the Rent or any part of it, whether or not the Rent has been formally demanded, or

(2) has broken any of the terms of this Agreement

then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force.

(**Note**: The Landlord cannot recover possession without an order of the court under the Housing Act 1988. Except in certain cases set out in the Act of substantial arrears of rent, the court has a discretion whether or not to make an order and is likely to take account of whether unpaid rent has later been paid or a breach of the terms of the tenancy has been made good.)
(**Note**: This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.)

6. **THE** Landlord agrees with the Tenant — YES

(1) That the Tenant has the right to possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming through or in trust for the Landlord. But:

(a) this clause does not limit any of the rights under this Agreement which the Tenant has agreed to allow the Landlord to exercise

(b) this clause does not prevent the Landlord from taking lawful steps to enforce his rights against the Tenant if the Tenant breaks any of the terms of this Agreement

(2) To pay all charges in respect of the Property except those which by the terms of this Agreement the Tenant has expressly agreed to pay and to pay to the Tenant the amount of any such charge which another person has compelled the Tenant to pay.

7. **IF** section 11 of the Landlord and Tenant Act 1985 applies to the tenancy, the Tenant's obligations are subject to the effect of that section.

(**Note:** As a general rule, section 11 applies to tenancies of a dwelling-house for a term of less than seven years. It requires the landlord to keep in repair the structure and exterior of the dwelling-house including drains, gutters and external pipes; and to keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation (including basins, sinks, baths and sanitary conveniences) and for space heating and heating water. The landlord is not obliged to repair until the tenant has given notice of the defect, and the tenant is obliged to take proper care of the Property and to do small jobs which a reasonable tenant would do.)

8. **WHERE** the context permits —

(1) "The Landlord" includes the successors to the original landlord

(2) "The Tenant" includes the successors to the original tenant

(3) "The Property" includes any part of the Property or the Fixtures, Furniture and Effects.

NOTICE OF LANDLORD'S ADDRESS

The Landlord notifies the Tenant that the Tenant may serve notices (including notices in proceedings) on the Landlord at the following address:

(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named

(the Landlord) in the presence of

THERESA AMANKWA
RITA AJSTEI
KOFI ODURO
STEVEN ABUAGYE
NANA YAW
SAMUEL OFORI

SIGNED by the above-named

(the Tenant) in the presence of

This Form is copyright
and must not be reproduced

TENANCY AGREEMENT

for letting a furnished dwelling-house
on an assured shorthold tenancy
under Part I of the Housing Act 1988

This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant.

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DEPOSITS

If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE 18/5/2009

PARTIES 1. **THE** Landlord
STEVEN ABOAGYE

2. **THE** Tenant
THERESA AMANKWAH
KOFI ODURO
NANA YAW

PROPERTY The dwelling-house at
17 KINGS ROA
TOTTENHAM, LONDON N17 8NP

Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed ~~term of~~ months (year(s)) from (start date) 18/5/09

RENT £1000,00 per MONTH

PAYABLE in advance by equal payments on the NO DEPOSIT day of each

FIRST PAYMENT to be made on 18/5/09 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
3. **IF** the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless
   (1) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and
   (2) the Landlord had given the Tenant notice of what the policy required.

   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
4. **THE** Tenant agrees with the Landlord — YES
   (1) To pay the Rent as set out above
   (2) (*a*) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
   (*b*) To pay to the Landlord the amount of any council tax which, while the tenancy continues, the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy because the Tenant ceases to live at the Property

(3) To pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption

(4) Subject to clause 7 overleaf, to keep the drains, gutters and pipes of the Property clear. This means that if the tenancy is of a dwelling-house for a term of less than seven years and section 11 of the Landlord and Tenant Act 1985 (referred to in clause 7 below) applies, the landlord has to do any clearance work required in order to keep the drains, gutters and pipes in repair, but does not have to do small jobs which a reasonable tenant would do

(5) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy

(6) To allow the Landlord or anyone with the Landlord's written authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' written notice beforehand

(7) To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so

(8) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire

(9) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate

(10) (a) During the first three months of the tenancy not to assign or sublet the Property and not to part with possession of it in any other way

(b) Thereafter not to assign, sublet or part with possession of the Property in any way without the consent of the Landlord, that consent not to be unreasonably withheld

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(12) At the end of the Term or earlier if the tenancy comes to an end more quickly to deliver the Property up to the Landlord in the condition it should be in if the Tenant has performed the Tenant's obligations under this Agreement

(13) Not to remove any of the Fixtures, Furniture and Effects from the Property and to leave the Furniture and Effects at the end of the tenancy where they were at the beginning

(14) During the last twenty-eight days of the tenancy to allow the Landlord or the Landlord's agents to enter and view the Property with prospective tenants at reasonable times of the day, if the Landlord has given 24 hours' written notice beforehand.

5. **IF** the Tenant — YES

(1) is at least fourteen days late in paying the Rent or any part of it, whether or not the Rent has been formally demanded, or

(2) has broken any of the terms of this Agreement

then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force.

(**Note**: The Landlord cannot recover possession without an order of the court under the Housing Act 1988. Except in certain cases set out in the Act of substantial arrears of rent, the court has a discretion whether or not to make an order and is likely to take account of whether unpaid rent has later been paid or a breach of the terms of the tenancy has been made good.)
(**Note**: This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.)

6. **THE** Landlord agrees with the Tenant — YES

(1) That the Tenant has the right to possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming through or in trust for the Landlord. But:

(a) this clause does not limit any of the rights under this Agreement which the Tenant has agreed to allow the Landlord to exercise

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(**Note:** As a general rule, section 11 applies to tenancies of a dwelling-house for a term of less than seven years. It requires the landlord to keep in repair the structure and exterior of the dwelling-house including drains, gutters and external pipes; and to keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation (including basins, sinks, baths and sanitary conveniences) and for space heating and heating water. The landlord is not obliged to repair until the tenant has given notice of the defect, and the tenant is obliged to take proper care of the Property and to do small jobs which a reasonable tenant would do.)

8. **WHERE** the context permits —

(1) "The Landlord" includes the successors to the original landlord

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(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named THERESA AMANKWA TAmaka

(the Landlord) in the presence of KOFI ODURO KOduro

STEVEN ASOAGYE MANA YAW

SIGNED by the above-named

(the Tenant) in the presence of

© 2.
This Form is copyright
and must not be reproduced

TENANCY AGREEMENT

for letting a furnished dwelling-house
on an assured shorthold tenancy
under Part I of the Housing Act 1988

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If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE 18/5/2008

PARTIES 1. **THE** Landlord

STEVE ABUAGYE

2. **THE** Tenant

THERESA AMANKWAH

PROPERTY The dwelling-house at

17 KINGS ROAD
TOTTENHAM, LONDON N17 8NP

Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

TERM A fixed term of months/(year(s)) from (start date) 18/5/2008

RENT £ 300.00 per MONTH

PAYABLE in advance by equal payments on the NO DEPOSIT REQ'D day of each MONTH

FIRST PAYMENT to be made on 18/5/2008 (date)

1. **THE** Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
2. **THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
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   Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.
4. **THE** Tenant agrees with the Landlord — YES
   (1) To pay the Rent as set out above
   (2) (*a*) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
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(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named

(the Landlord) in the presence of

x THERESA AMANKWA T Amankwa

STEVEN ABORGYE

SIGNED by the above-named

(the Tenant) in the presence of

TV LICENSING
tvlicensing.co.uk

Mr S Aboagye
17 Kings Road
London
N17 8NP

Your new TV Licence

19 April 2016

TV Licence number:
3156646440

You'll need this to update your details online.

This is the last paper licence you'll receive*

Your TV Licence fee has been fixed at

£145.50

To make sure your licence stays valid, please let us know if any of your details change.

Please keep this letter and the enclosed leaflet safe for when you need to update us (remember you'll need to have your licence number to hand when you go online).

Of course, what we're saving on paper and postage can now go towards funding TV, radio and online programmes and services.

Yours sincerely,

Jackie Garswood

Jackie Garswood
Customer Service Manager

P.S. Please check that your bank details below are correct. If they are not, let us know. We'll update your records straight away to make sure you're properly licensed.

Payment plan

This year's licence:

Already paid = £0.00

Payments due*:

3 May 2016	£29.10
1 Jun 2016	£29.10
1 Jul 2016	£29.10
1 Aug 2016	£29.10
1 Sep 2016	£29.10

For future licences:

Monthly payments:

Payment date = 1st*

Payment amount = £12.12

Except

in October = £12.18

*Payments will be made on or within 3 working days.

Your TV Licence

Important: Please keep this safe.

Licence details:
Mr S Aboagye
17 Kings Road
London
N17 8NP

TV Licence number:
3156646440

Valid to:
31 March 2017

After this date, your TV Licence will be renewed automatically each year as long as your payments are kept up.

Licence type and fee:
Colour licence for £145.50

DIRECT Debit

Payment by:
Monthly Direct Debit

COUNCIL TAX BILL 2016/2017

Haringey Council, Shared Service Centre, Revenues, P.O. Box 10505, London N22 7WJ

Haringey LONDON

Do it online
The Council website at www.haringey.gov.uk is available 24 hours and is the quickest way to find out how to pay your council tax and download information and application forms about discounts, exemptions, reliefs and reductions.

Date of issue: **27-FEB-2016**

Property Address:
17 KINGS ROAD
TOTTENHAM
LONDON
N17 8NP

Mr S Aboagye
17 Kings Road
Tottenham
London
N17 8NP

369
024041/73/HARCT

Always quote your account number when you contact us **Account number: 10000264348**
PIN: 6330

Charge for band

Valuation Band C Disabled Band (if present)	% change on last year	£
London Borough of Haringey	0.0	1052.73
Greater London Authority	-6.4	245.33
Adult Social Care*		21.05
Net	0.3	
Total for year		1319.11

*The council tax attributable to Haringey Council includes a precept to fund adult social care. Further information on your council tax can be found at www.haringey.gov.uk.

Charge details

		From	To	£
Charge For Period	Band C	01-APR-2016	31-MAR-2017	1319.11

Amount you must pay 1319.11

You must tell us of any change during the year that may affect your entitlement to an exemption, discount, premium or reduction. Failure to notify us within 21 days of any matter that affects your entitlement may result in a financial penalty being imposed. If we know that your exemption, discount, premium or reduction is due to end we will send a revised council tax bill nearer the time.

Method of payment: DIRECT DEBIT PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 01-APR-2016 1 X 109.11
11 OTHER INSTALMENTS DUE ON 01-MAY-2016 TO 01-MAR-2017 11 X 110.00

MEMORANDUM NOTE
YOUR INSTALMENTS FOR 2016/17 DO NOT INCLUDE YOUR 2015/16 ACCOUNT BALANCE
AS AT 27-FEB-2016 YOUR 2015/16 COUNCIL TAX ACCOUNT balance is 110.00

(Please turn over for further information)

00385217 / : 51886 / 024041 / 1 of 1 / 0 0 0 0 0 0

Hackney

Tel: (020) 8356 3154
Email:council.tax@hackney.gov.uk

LONDON BOROUGH OF HACKNEY

Hackney Service Centre, 1 Hillman Street, London E8 1DY

If this bill includes a discount or an exemption that you are no longer entitled to, you MUST inform us within 21 days of receiving this bill otherwise we may charge you a £50 penalty.

COUNCIL TAX BILL 2016-2017

COUNCIL TAX HELPS TO PAY FOR SPENDING ON LOCAL SERVICES

FDM\HAC16DDLD\Pr2\Rec:13235

MR STEVEN ABOAGYE
10 LANGFORD CLOSE
MOUNTFORD ESTATE
LONDON
E8 2JW

00100

Date of Issue 11 March 2016

Account No. 307080022

Reason for bill: Annual

Property to which the bill refers:
AS ABOVE ADDRESS

The % change shown is the change from 2015/16

	£	% Change
LONDON BOROUGH OF HACKNEY	£998.45	0.0 % on 2015/2016
ADULT SOCIAL CARE	£19.97	--*
GREATER LONDON AUTHORITY	£276.00	-6.4 % on 2015/2016
Total for your band: £	**£1294.42**	**0.1% on 2015/2016**

Valuation Band: D

*The council tax attributable to Hackney includes a precept to fund adult social care.

Council Tax Bill 2016/2017

This bill is for Council Tax for the period from 1 April 2016 to 31 March 2017.

Council Tax due for period 01.04.2016 to 31.03.2017 £1294.42

Total Charge for Period £1294.42

Total amount due for period 01.04.2016 to 31.03.2017 £1294.42

Instalment details:

12 PAYMENTS WILL BE DEBITED DIRECTLY FROM YOUR BANK ACCOUNT AS FOLLOWS:

01.04.2016	£106.42	01.10.2016	£108.00
01.05.2016	£108.00	01.11.2016	£108.00
01.06.2016	£108.00	01.12.2016	£108.00
01.07.2016	£108.00	01.01.2017	£108.00
01.08.2016	£108.00	01.02.2017	£108.00
01.09.2016	£108.00	01.03.2017	£108.00

COUNCIL TAX BILL 2015/2016

Council Tax, P.O Box 10505, Wood Green, London N22 7WJ

Haringey Council

Do it online
The Council website at www.haringey.gov.uk is available 24 hours and is the quickest way to find out how to pay your council tax and download information and application forms about discounts, exemptions, reliefs and reductions.

Date of issue: **28-FEB-2015**

Mr S Aboagye
17 Kings Road
Tottenham
London
N17 8NP

Property Address:
17 KINGS ROAD
TOTTENHAM
LONDON
N17 8NP

369
034937/104/HARCT

Always quote your account number when you contact us **Account number: 10000264348**
PIN: 6330

Charge for band

	% change on last year	£
Valuation Band C		
Disabled Band (if present)		
London Borough of Haringey	0.0	1052.73
Greater London Authority	-1.3	262.22
Net	-0.3	
Total for year		1314.95

Charge details

		From	To	£
Charge For Period	Band C	01-APR-2015	31-MAR-2016	1314.95

Amount you must pay 1314.95

You must tell us of any change during the year that may affect your entitlement to an exemption, discount, premium or reduction. Failure to notify us within 21 days of any matter that affects your entitlement may result in a financial penalty being imposed. If we know that your exemption, discount, premium or reduction is due to end we will send a revised council tax bill nearer the time.

Method of payment: DIRECT DEBIT PAYMENTS MONTHLY

FIRST INSTALMENT DUE ON 01-APR-2015 — 1 X 104.95
11 OTHER INSTALMENTS DUE ON 01-MAY-2015 TO 01-MAR-2016 — 11 X 110.00

(Please turn over for further information)

Council tax is usually paid in 10 instalments from April to January. If you wish to pay over 12 months complete the online form via www.haringey.gov.uk/dd or contact us on 020 8489 1000. You must pay the instalments detailed on this bill until an amended one is sent to you.

00349061 / 599697 / 034937 / 1 of 1 / 0000000

Thames Water

040458_104 1/ 4 00001 33455 10300 36900

MR STEVEN ABOAGYE
17 KINGS RD
LONDON
N17 8NP

Bill date
12 April 2016

Your account number
42961-21496

Your water and wastewater bill

Account balance £63.81

For the supply of water and wastewater services to:
17, KINGS RD, LONDON, N17 8NP from
07 October 2015 to 10 April 2016.

This bill is for information only. We will continue to collect your agreed payment plan instalments by Direct Debit.

No action is needed as you pay by Direct Debit

Account no: XXXX2326 **Sort code: XX-XX-27**
Your Direct Debit customer reference 4296121496

DIRECT Debit

Payments made

09 Oct 2015 - £52.00	09 Nov 2015 - £52.00
09 Dec 2015 - £52.00	11 Jan 2016 - £52.00
09 Feb 2016 - £52.00	09 Mar 2016 - £52.00
11 Apr 2016 - £52.00	

If your bank details have changed or you wish to change your Direct Debit details visit thameswater.co.uk/direct or call us.

Do it all online
- Move home
- Manage your account
- Submit a meter reading
- See common queries

thameswater.co.uk

Your account and bill
0800 980 8800
Weekdays 8am to 8pm, Sat 8am to 6pm
Textphone: 0800 316 6899

Water and wastewater services
0800 316 9800
Lines always open
Textphone: 0800 316 9898

People in household	Typical water usage each year (m^3)	Efficient water usage each year (m^3)
1	58	44
2	108	85
3	142	112
4	167	134
5	199	161
6	234	192

How does your water use compare?

You currently use around 358m^3 (cubic metres) of water a year. Use this table to see how your water use compares with the average household. Using less will help you reduce your water and energy bills, while helping protect future supplies.
For tips visit thameswater.co.uk/savewater

Thames Water

097360_131 1/ 2 00001 54913 16682 36900

MR STEVEN ABOAGYE
17 KINGS RD
LONDON
N17 8NP

Bill date
9 May 2016

Your account number
42961-21496

Your new payment plan

Total amount due by instalments £924.00

For the supply of water and wastewater services to:
17, KINGS RD, LONDON, N17 8NP

No action is needed as you pay by Direct Debit

We will collect your payments from:
Account no: XXXX2326 **Sort code: XX-XX-27**
Your Direct Debit customer reference 4296121496

DIRECT Debit

Payments to make

09 Jun 2016	£77.00	09 Jul 2016	£77.00
09 Aug 2016	£77.00	09 Sep 2016	£77.00
09 Oct 2016	£77.00	09 Nov 2016	£77.00
09 Dec 2016	£77.00	09 Jan 2017	£77.00
09 Feb 2017	£77.00	09 Mar 2017	£77.00
09 Apr 2017	£77.00	09 May 2017	£77.00

If your bank details have changed or you wish to change your Direct Debit details visit thameswater.co.uk/direct or call us.

Do it all online
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- See common queries

thameswater.co.uk

Your account and bill
0800 980 8800
Weekdays 8am to 8pm, Sat 8am to 6pm
Textphone: 0800 316 6899

Water and wastewater services
0800 316 9800
Lines always open
Textphone: 0800 316 9898

016856_132 1/ 2 00001 48121 17004 36900

MR STEVEN ABOAGYE
17 KINGS RD
LONDON
N17 8NP

Bill date
11 May 2015

Your account number
42961-21496

Your new payment plan for water and wastewater services

Total amount due by instalments £624.00

For the supply of water and wastewater services to:

17, KINGS RD, LONDON, N17 8NP

(Please turn over to see how we worked out your payment plan)

No action is needed as you pay by Direct Debit

We will collect your payments from:

Account no: XXXX2326 **Sort code: XX-XX-27**

Your Direct Debit customer reference is 4296121496

DIRECT Debit

Payments to make

09 Jun 2015	£52.00	09 Jul 2015	£52.00
09 Aug 2015	£52.00	09 Sep 2015	£52.00
09 Oct 2015	£52.00	09 Nov 2015	£52.00
09 Dec 2015	£52.00	09 Jan 2016	£52.00
09 Feb 2016	£52.00	09 Mar 2016	£52.00
09 Apr 2016	£52.00	09 May 2016	£52.00

If your bank details have changed or you wish to change your Direct Debit details visit our website at **www.thameswater.co.uk/directdebit** or call us on **0800 980 8800**.

Manage your account online at a time to suit you. From paying your bill to getting advice on common queries - it's easy online.

www.thameswater.co.uk

Account and billing enquiries
0800 980 8800
Lines are open 8am to 8pm Monday to Friday & 8am to 6pm on Saturday
Textphone: 0800 316 6899

Water and wastewater services enquiries
0800 316 9800
Lines are open 24 hours a day
Textphone: 0800 316 9898

It's easy to tell us you're moving home

We've made it simple to transfer your account when you move home.

Just go to **www.thameswater.co.uk/move** or call us on 0800 980 8800