

Statement of Case & Chronological Timeline

IN THE MATTER OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT

STATEMENT OF CASE AND CHRONOLOGICAL TIMELINE

Property Address: 10, Hawke Park Road, Loft Self Contained Unit, London, N22 6QR.

Applicant: Antonio Renilton Cerqueira Dantas

1. Introduction and Core Submission

- 1.1. This statement is submitted in support of an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD) under Section 191 of the Town and Country Planning Act 1990.
 - 1.2. The applicant seeks to confirm that the use of the property as a self-contained, independent residential dwellinghouse (Use Class C3) is legally lawful.
 - 1.3. The physical conversion works to create the independent unit were fully completed in **November 2021**. The property was subsequently occupied by a residential tenant on an independent, exclusive basis starting on **12th February 2022**.
 - 1.4. Pursuant to the Government's transitional provisions for enforcement time limits, the applicable immunity threshold for a change of use to a single dwellinghouse completed prior to 25th April 2024 remains **4 years**.
 - 1.5. As demonstrated by the robust evidence enclosed, the property has been continuously occupied as an independent dwellinghouse for a period exceeding 4 years prior to the date of this application, hitting the legal immunity threshold on **12th February 2026**.
 - 1.6. Prior to submitting this application, the applicant sought professional validation on this matter through a structured consultation with **Planning Portal experts**. Following a comprehensive review of the factual timeline and supporting documentation, they formally advised that an application for a Lawful Development Certificate (LDC / CLEUD) under Section 191 is the correct and necessary legal vehicle to formalize the property's status.
 - 1.7. No formal Planning Enforcement Notice or Breach of Condition Notice has ever been served by the Local Planning Authority. The unit has achieved total immunity from planning enforcement action.
-

2. Description of the Existing Use

- 2.1. The formal description of the development for which the certificate is sought is as follows:

"The continuous use of the loft space as a self-contained, independent residential dwellinghouse (Use Class C3), comprising an independent entrance, a main living/sleeping area with dedicated kitchen facilities, and an enclosed, private shower room with WC."

3. Chronological Timeline of Use and Evidence

The following timeline details the continuous, uninterrupted use of the unit as a self-contained dwelling. It cross-references the documentary evidence supplied within **Appendix Alpha** of this application:

Date / Period	Event / Status	Supporting Evidence Reference
November 2021	Physical conversion works to convert the loft space into a self-contained unit are fully completed.	Appendix C1: Kitchen Order 233435 invoices, Email confirming kitchen collection September 2021 and two payments bank transfer to the builder September and December 2021.
January 2022	Unit marketed for rent.	
12th February 2022	First residential tenant takes exclusive possession of the property. Agency invoice and first rent payment received.	Appendix A1: Signed Assured Shorthold Tenancy (AST) agreement dated Feb 2022. Appendix B1: Agency Invoice showing matching initial rental payment and bank Transfers
March 2022 – June 2023	Continuous occupation under the first tenancy term. Regular rent.	Appendix B2: Consecutive monthly bank transfer receipts.
8th August 2023 – August 2025	New AST and continue independent residential tenancy.	Appendix A2: Signed Assured Shorthold Tenancy (AST) agreement dated 8 th August 2023 Appendix B3: Consecutive monthly bank transfer receipts.
1st November 2025	New AST and continue independent residential tenancy.	Appendix A3: Signed Assured Shorthold Tenancy (AST) agreement dated 1 st November 2025
12th February 2026	4-Year Immunity Threshold Achieved.	Legal Threshold Met: The use has persisted without interruption for a full 4-year period.
February 2026 – Present	Continuous residential occupation remains ongoing past the immunity threshold date.	Appendix B4: Consecutive monthly bank transfer.
19th May 2026	Consultation with Planning Portal experts and advised the correct form of application is LDC.	Appendix D: Email from planning portal expert

4. Analysis of the Quality of Evidence

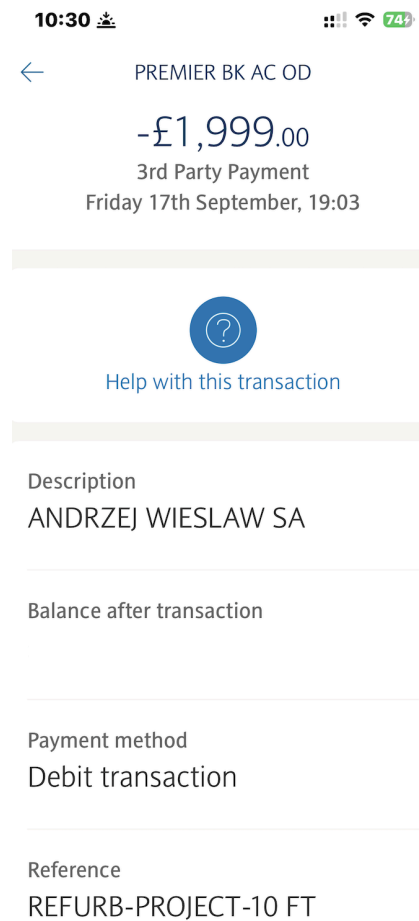
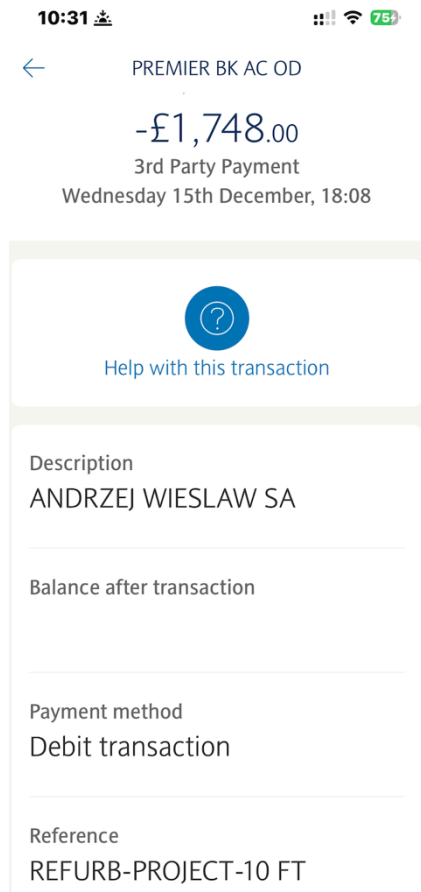
- 4.1. In matters concerning a CLEUD, the legal standard of proof is the "balance of **probabilities**" (*Gabbitas v Secretary of State for the Environment*). The onus is on the applicant to provide a clear, unambiguous history of use.
 - 4.2. The applicant's evidence is comprehensive and leaves no gaps in the timeline:
 - **Tenancy Agreements (Appendix A)** establish the consistent legal intent of an independent tenancy.
 - **Bank Receipts (Appendix B)** provide unalterable financial proof of continuous execution and Agency invoice third party confirmation.
 - **Bank Receipts (Appendix C)** provide evidence of Kitchen Order, invoices and kitchen delivery date September 2021, payments made to the builder matching dates physical conversion works of loft space into a self-contained unit fully completed
 - **Planning Portal Expert (Appendix D)** provide email confirmation of the planning portal expert consultation/advise
 - 4.3. There has been no abandonment, interruption, or change in the core character of the use throughout the entire 4-year timeline.
-

5. Conclusion

- 5.1. The evidence conclusively demonstrates that the self-contained unit has been continuously occupied for residential purposes for a period exceeding 4 years.
 - 5.2. In light of the above facts, and supported by expert consultation, the use is immune from planning enforcement action under the Town and Country Planning Act 1990. The Local Planning Authority is respectfully requested to issue a Certificate of Lawfulness for the existing use.
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Appendix E1

Two bank transfer payments to the builder in September at the start and December 2021 after finished the project.



Appendix E1 Continue - Kitchen Order 233435 invoices end of August-2021

Page 1 of 4



ESTIMATE

Date: 27/08/2021 13:11
Account: 1100845744

Estimate For:

NIKO EXPERT BUILDER
MR NIKO MRIZAJ T/A
8 Anglesey Road
ENFIELD
EN3 4HY

Cad Plan Number: 21081071969
Estimate Number: C15/0233435
Estimate expiry: 26/09/2021
Our Operator: Chukwudi
Sales Consultant: Chukwudi

Your Contact: Mr Niko Mrizaj
Contact No: 07813 477734
Your Reference: Renilton

Qty Product

1 CLW511B Clerk Gls white 400 DwrLine Base White Cab	F
Comprising :-	
> 1 FRK2401 Clerk Gls white 400 Dwr Front	F
> 1 FRK2405 Clerk Gls white 400 Standard Door	F
> 1 HKE8199 white Hinge Hole Cover Caps (x 2)	
> 1 HYH3940 Pre-Assembled Dwr Box 400mm	F
> 1 RKC0480 110 Degree Standard Hinge Pack	
> 1 RKC8210 white 400 HiLine Base Cabinet	F
1 CLW5220 Clerk Gls white 500 HiLine Base white Cab	F
Comprising :-	
> 1 FRK2410 Clerk Gls white 500 Full Height Door	F
> 1 HKE8199 white Hinge Hole Cover Caps (x 2)	
> 1 RKC0480 110 Degree Standard Hinge Pack	
> 1 RKC8220 white 500 HiLine Base Cabinet	F
1 CLW5330 Clerk Gls white 800 HiLine Cnr Base white Cab	F
Comprising :-	
> 1 DRK2410 Clerk Gls white Base J-Pull Cnr Fillet	F
> 1 FRK2409 Clerk Gls white 400 Full Height Door	F
> 1 HKE8199 white Hinge Hole Cover Caps (x 2)	
> 1 RKC0140 Cnr Base Fittings Pack	

Depot: Tottenham Manager: Kyran Webber
Address: Unit 6, St. George's Ind. Estate, White Hart Lane, TOTTENHAM, N22 5QL
Tel: 020 8888 7126
E-mail: tottenham@howdens.com

Business Address: as above
Online: www.howdens.com
VAT Reg: GB 379 5785 77

Account queries and settlement:
Howden Joinery Limited. Caswell House,
Gowerton Road, Brackmills, Northampton.
NN4 7BW Tel: 01604 876000

Howden Joinery Limited.
Registered Office: 40 Portman Square,
London, W1H 6LT
Registered in England No: 526923

Appendix E1 Continue

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Our Operator: Chukwudi
Sales Consultant: Chukwudi

Your Contact: Mr Niko Mrizaj
Contact No: 07813 477734
Your Reference: Renilton

Qty Product

>	1 RKC0480 110 Degree Standard Hinge Pack	
>	1 RKC8250 white 800 HiLine Base Cabinet	F
1	CLW5420 Clerk Gls white 500 Full Height wall white Cab	F
Comprising :-		
>	1 FRK2410 Clerk Gls white 500 Full Height Door	F
>	1 HKE8199 white Hinge Hole Cover Caps (x 2)	
>	1 RKC0480 110 Degree Standard Hinge Pack	
>	1 RKC8420 white 500 Full Height wall Cabinet	F
1	CLW5430 Clerk Gls white 600 Full Height wall white Cab	F
Comprising :-		
>	1 FRK2411 Clerk Gls white 600 Full Height Door	F
>	1 HKE8199 white Hinge Hole Cover Caps (x 2)	
>	1 RKC0480 110 Degree Standard Hinge Pack	
>	1 RKC8431 white 600 Full Height wall Cabinet	F
1	CLW5597 Clerk Gls white 600 CC Built Under Oven Housing Dwr Base white Cab	F
Comprising :-		
>	1 ACK1258 Built Under Oven Housing Unit Plinth Dwr Box	
>	1 FRK2413 Gloss white 600 Built Under Oven Housing Fascia	F
>	1 RKC8707 600 Standard Built Under Oven Housing Base Cabinet	F

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Sales Consultant: Chukwudi

Your Contact: Mr Niko Mrizaj
Contact No: 07813 477734
Your Reference: Renilton

Qty Product

1 CLW5904 Clerk Gls white 600 HiLine App Door	F
Comprising :-	
> 1 FRK2478 Clerk Gls white 600 App Door	F
2 CLW591A Clerk Gls white 30mm Cornice/Pelmet Square Profile 2.4m	F
Comprising :-	
> 2 HKE8824 Gls white Cornice/Pelmet Square Profile	F
1 CLW5920 Clerk Gls white Continuous Plinth 2.75m	F
Comprising :-	
> 1 DCK6886 Gls white MFC Continuous Plinth - 16mm	F
2 CLW5933 Clerk Gls white 910 Base Decor End	F
Comprising :-	
> 2 DCK6835 Gls white Base Decor End - 16mm	F
2 CLW5944 Clerk Gls white 752 Full Height Wall Decor End	F
Comprising :-	
> 2 DCK6837 Gls white 752 Full Height wall Decor End - 16mm	F
1 CLW5991 Clerk Gls white Edging Pack	F
Comprising :-	

Depot: Tottenham Manager: Kyran Webber
Address: Unit 6, St. George's Ind. Estate, White Hart Lane, TOTTENHAM, N22 5QL
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Sales Consultant: Chukwudi

Your Contact: Mr Niko Mrizaj
Contact No: 07813 477734
Your Reference: Renilton

Qty Product

> 1 WTC9231 Gls White Backboard Edging Strip
1 RKC0600 800/1000 Base Blanking Panel

F
F

Only products marked F (FSC) or P (PEFC) above
are certified as follows: : :
FSC Mix 70%, SA-COC-001813
70% PEFC Certified, SA-PEFC/COC-001813

Total Goods 916.67
VAT 183.33

Estimate Total 1100.00
All prices are in GBP

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Appendix E1 Continue

Email confirming kitchen collection September 2021

21/05/2026, 09:49

Order 233435 (Estimate) - dantasrenilton@gmail.com - Gmail



howdens



Compose

Inbox

11



Dantas R. Gmail <dantasrenilton@gmail.com>
to HJ

Starred

Hi Chuks,

Snoozed

The builder can collect in the 20th.

Sent

Drafts

16

Please confirm that is ok so that we can organise ourselves.

Purchases

Thanks

More

Renilton

Sent from my iPhone

Labels

On 8 Sep 2021, at 09:22, HJ Tottenham Store <tottenham@howdens.com> wrote:

[Gmail]Trash

Good morning,

1A Beresford Road

10 Hawke Park Rd

1

Please confirm a date in that week as my guys in the warehouse would have to pick the kitchen again.
I thought it had already been taken on the day we had agreed.

76 Granville RD

130 Sirdar Road

I await your confirmed date for new collection.

Agenda

Amazon

ATrading

43

Many thank

Banco

<https://mail.google.com/mail/u/0/?ogbl#search/howdens/FMfcgzGkbDThpvZDRLvhgnJWRsbCTZIV>

1/1

Appendix A1

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- ♦ This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- ♦ Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually.
- ♦ If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

More Information

For more information on using this tenancy agreement please refer to the 'Letting Information Point' on The Letting Centre website. Website address: www.letlink.co.uk

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date:

Landlord(s): Mr Antonio Renilton Cerqueira Dantas

Landlord's Agent: Mr Sean Nazare (Oak Property Group)

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address

Tenant(s): Miss Victoria Savarese

Property: Studio Flat 10 Hawke Park Road N22 6QR

Contents: The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term: For the fixed term of 12 months - commencing on 12/02/2022

Rent: £1150.00 Monthly

Payment: in advance by equal payments Monthly on the 12th of each month

Deposit: £1150.00

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

3. The Tenant agrees with the Landlord:

Rent & charges

- (3.1) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric and telephone (if any) relating to the Property, where they are incurred during the period of the agreement, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected. The Tenant agrees to notify the Landlord prior to changing supplier for any of the utility services stated above

Use of the Property

- (3.3) Not to assign, or sublet, part with possession of the Property, or let any other person live at the Property except that during the fixed term of the tenancy the Tenant may assign or sublet with the Landlord's express consent which will not be unreasonably withheld. Such consent, as a variation of the tenancy agreement to be agreed in writing
- (3.4) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so
- (3.5) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property
- (3.6) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises
- (3.7) Not to keep any cats or dogs at the property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

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- (3.8) Not to use the Property for any illegal or immoral purposes

- (3.9) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the restrictions in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

Repairs

- (3.10) Not to damage the Property and Contents or make any alteration or addition to the property without the written permission of the Landlord not to be unreasonably refused
- (3.11) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed
- (3.12) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property
- (3.13) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy
- (3.14) To keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat tidy and properly tended as they were at the start of the tenancy and not remove any trees or plants
- (3.15) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests
- (3.16) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant
- (3.17) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property
- (3.18) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage
- (3.19) To take all reasonable precautions to prevent damage by frost
- (3.20) In order to comply with the Gas Safety Regulations, it is necessary:
- a) that the ventilators provided for this purpose in the Property should not be blocked
 - b) that brown or sooty build up on any gas appliance should be reported immediately to the Landlord or Agent
- (3.21) Not to cause any blockage to the drains, pipes, sinks or baths
- (3.22) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent
- (3.23) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

Other tenant responsibilities

- (3.24) Within seven days of receipt thereof to send to the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice order or proposal relating to the Property (or any building of which the Property forms part) given made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority
- (3.25) To pay the Landlord fully for any reasonable costs or damage suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

- (3.26) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice
- (3.27) To properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the rent is paid, to notify the Landlord or his agent, and to allow him access to the property in order to secure it where necessary
- (3.28) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, has shown no intention to return, the Tenant is deemed to have surrendered the Tenancy. This means that the Landlord may take over the Property and re-let it

End of tenancy

- (3.29) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy
- (3.30) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy
- (3.31) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned.

4. The Landlord agrees with the Tenant that:

- (4.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the rent due or be in breach of the Tenancy Agreement
 - (4.2) The Landlord will return to the Tenant any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk which the Landlord has insured
5. Subject to the condition that a Landlord must obtain a court order for possession of the Property before re-entering the premises; if the Tenant does not:
- (a) pay the rent (or any part of it) within 14 days of the date on which it is due; or
 - (b) comply with the obligations set out in the agreement,
- then the landlord may re-enter the Property and end the Tenancy.

This right must be exercised in the correct way through the Courts and only the Court can order the Tenant to give up possession of the Property

- 6. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)
- 7. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:
 - "The Landlord" includes the persons who during the period of the tenancy have a legal interest in the property
 - "The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. Joint and several liability means that any one of the members of a party can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

8. The parties agree:

- (8.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home
- (8.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988
- (8.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

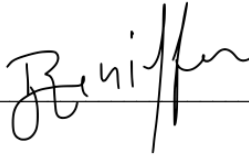
9. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (*attach a separate sheet if necessary*)

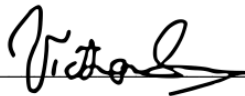
Special conditions:

It is agreed that at the end of the contractual term, a rent review will be considered before a renewal contract is authorised and signed.

SIGNED by the LANDLORD(s):-
(or the Landlord's Agent)



SIGNED by the TENANT(s) :-



In the presence of :-

Name: **Eszter Ambrus**

Address: **76 Granville Road**

N22 5LX

Occupation: **Regulatory Consultant**

Witness Signature



Appendix B1

Agency Invoice showing matching initial rental payment and Bank Transfer

INVOICE

12/02/2022

Oak Property Group
Mr Sean Nazare
Sort Code 60-83-71
Acc Number 62596387

Clients : Mr Antonio Renilton Cerqueira Dantas

Property : Flat B 10 Hawke Park Road N22 6QR

Tenant : Mr Victoria Savarese

Service : LET ONLY SERVICE 6%

Move In Date : 12/02/2022

Monies : Rent + Deposit + Bills (£1,150.00 + £1,150 +£105.00)

Total : Payable To Landlord **£1,577.00**

Total : Payable To Oak Property Group **£828.00**

**Error of overpayment was made of £1,820.00 – please
transfer back £243.00**

Appendix B1 Continue – February 2022 1st Banks transfer initial rental payment

Transaction details

↓ Sean Nazare

+ 1,820 GBP

Details

+ Money added ? ...

Transaction details

You were sent

1,820 GBP

Wise's fees

0 GBP

You received

1,820 GBP

Received on

Friday, 11 February 2022 at 22:23

Reference

victoria - hawke

Transaction number

#363532384

Note ?

Add a few notes to help you later

Attachment

Upload file

↑ PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

How the sender paid

Name

Sean Nazare

Send

Convert or move

Appendix B2: Consecutive monthly bank transfer receipts. March 2022 – June 2023

Transaction details

 Victoria Savarese

+ 1,255 GBP

Details

+ Money added

?

...

Transaction details

You were sent1,255 GBP

Wise's fees0 GBP

You received1,255 GBP

Received onFriday, 11 March 2022 at 14:19

ReferenceRent plus bills

Transaction number#378540158

Note

Add a few notes to help you later

Attachment

Upload file

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

How the sender paid

NameVictoria Savarese

Send

Convert or move

Transaction details

 Victoria Savarese

+ 1,317 GBP

Details

+ Money added

?

...

Transaction details

You were sent1,317 GBP

Wise's fees0 GBP

You received1,317 GBP

Received onTuesday, 12 April 2022 at 05:50

ReferenceRent bills

Transaction number#395821268

Note

Add a few notes to help you later

Attachment

Upload file

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

How the sender paid

NameVictoria Savarese

Send

Convert or move

Transaction details

↓

Victoria Savarese

+ 1,255 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent

1,255 GBP

Wise's fees

0 GBP

You received

1,255 GBP

Received on

Thursday, 12 May 2022 at 17:07

Reference

Rent plus bills

Transaction number

#414594050

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

How the sender paid

Name

Victoria Savarese

Send

Convert or move

Transaction details

↓

Victoria Savarese

+ 1,250 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent

1,250 GBP

Wise's fees

0 GBP

You received

1,250 GBP

Received on

Saturday, 11 June 2022 at 19:19

Reference

Rent plus bills

Transaction number

#433464606

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

How the sender paid

Name

Victoria Savarese

Send

Convert or move

Transaction details

↓

Victoria Savarese

+ 1,250 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,250 GBP

Wise's fees0 GBP

You received1,250 GBP

Received onTuesday, 12 July 2022 at 16:37

ReferenceRent plus bills

Transaction number#452844670

How the sender paid

Name

Victoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,250 GBP

Details

+

Money added

▼

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...

Transaction details

You were sent1,250 GBP

Wise's fees0 GBP

You received1,250 GBP

Received onFriday, 12 August 2022 at 21:11

ReferenceRevolut Rent

Transaction number#473646495

How the sender paid

Name

Victoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,250 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,250 GBP

Wise's fees0 GBP

You received1,250 GBP

Received onMonday, 12 September 2022 at 17:20

ReferenceRent bills

Transaction number#493712458

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,250 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,250 GBP

Wise's fees0 GBP

You received1,250 GBP

Received onThursday, 13 October 2022 at 11:56

ReferenceRent bills

Transaction number#515624555

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,250 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,250 GBP

Wise's fees0 GBP

You received1,250 GBP

Received onSaturday, 12 November 2022 at 15:22

ReferenceRent bills

Transaction number#537658300

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,396 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,396 GBP

Wise's fees0 GBP

You received1,396 GBP

Received onTuesday, 13 December 2022 at 03:50

ReferenceRent bills

Transaction number#560348038

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,300 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,300 GBP

Wise's fees0 GBP

You received1,300 GBP

Received onThursday, 12 January 2023 at 17:12

ReferenceRent bills

Transaction number#583670824

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ?

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,403 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,403 GBP

Wise's fees0 GBP

You received1,403 GBP

Received onSunday, 12 February 2023 at 15:19

ReferenceRent bills

Transaction number#607706309

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ?

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,320 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,320 GBP

Wise's fees0 GBP

You received1,320 GBP

Received onMonday, 13 March 2023 at 19:48

ReferenceRent bills

Transaction number#632375771

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,400 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,400 GBP

Wise's fees0 GBP

You received1,400 GBP

Received onThursday, 13 April 2023 at 16:12

ReferenceRent + bills

Transaction number#659063002

How the sender paid

NameVictoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 1,300 GBP

Details

+ Money added

?

...

Transaction details

You were sent

1,300 GBP

Wise's fees

0 GBP

You received

1,300 GBP

Received on

Saturday, 13 May 2023 at 21:34

Reference

Rent + bills

Transaction number

#685983060

How the sender paid

Name

Victoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

Victoria Savarese

+ 725 GBP

Details

+ Money added

?

...

Transaction details

You were sent

725 GBP

Wise's fees

0 GBP

You received

725 GBP

Received on

Wednesday, 14 June 2023 at 20:17

Reference

Rent + bills

Transaction number

#714947465

How the sender paid

Name

Victoria Savarese

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- ♦ **This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.**
- ♦ **Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually.**
- ♦ **If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.**

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

More Information

For more information on using this tenancy agreement please refer to the 'Letting Information Point' on The Letting Centre website. Website address: www.letlink.co.uk

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date:

Landlord(s): Mr Antonio Renilton Cerqueira Dantas

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address

Tenant(s): Imre Ambrus

Property: Studio Flat 10 Hawke Park Road N22 6QR

Contents:  **The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory**

Term: For the fixed term of 12 months - commencing on 08/08/2023

Rent: £1150.00 Monthly

Payment: In advance by equal payments Monthly on the 8th of each month

Deposit: £1150.00

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

3. The Tenant agrees with the Landlord:

Rent & charges

- (3.1) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric and telephone (if any) relating to the Property, where they are incurred during the period of the agreement, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected. The Tenant agrees to notify the Landlord prior to changing supplier for any of the utility services stated above

Use of the Property

- (3.3) Not to assign, or sublet, part with possession of the Property, or let any other person live at the Property except that during the fixed term of the tenancy the Tenant may assign or sublet with the Landlord's express consent which will not be unreasonably withheld. Such consent, as a variation of the tenancy agreement to be agreed in writing
- (3.4) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so
- (3.5) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property
- (3.6) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises
- (3.7) Not to keep any cats or dogs at the property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

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- (3.8) Not to use the Property for any illegal or immoral purposes

- (3.9) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the restrictions in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

Repairs

- (3.10) Not to damage the Property and Contents or make any alteration or addition to the property without the written permission of the Landlord not to be unreasonably refused
- (3.11) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed
- (3.12) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property
- (3.13) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy
- (3.14) To keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat tidy and properly tended as they were at the start of the tenancy and not remove any trees or plants
- (3.15) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests
- (3.16) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant
- (3.17) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property
- (3.18) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage
- (3.19) To take all reasonable precautions to prevent damage by frost
- (3.20) In order to comply with the Gas Safety Regulations, it is necessary:
- a) that the ventilators provided for this purpose in the Property should not be blocked
 - b) that brown or sooty build up on any gas appliance should be reported immediately to the Landlord or Agent
- (3.21) Not to cause any blockage to the drains, pipes, sinks or baths
- (3.22) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent
- (3.23) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

Other tenant responsibilities

- (3.24) Within seven days of receipt thereof to send to the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice order or proposal relating to the Property (or any building of which the Property forms part) given made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority
- (3.25) To pay the Landlord fully for any reasonable costs or damage suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

- (3.26) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice
- (3.27) To properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the rent is paid, to notify the Landlord or his agent, and to allow him access to the property in order to secure it where necessary
- (3.28) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, has shown no intention to return, the Tenant is deemed to have surrendered the Tenancy. This means that the Landlord may take over the Property and re-let it

End of tenancy

- (3.29) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy
- (3.30) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy
- (3.31) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned.

4. The Landlord agrees with the Tenant that:

- (4.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the rent due or be in breach of the Tenancy Agreement
 - (4.2) The Landlord will return to the Tenant any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk which the Landlord has insured
5. Subject to the condition that a Landlord must obtain a court order for possession of the Property before re-entering the premises; if the Tenant does not:
- (a) pay the rent (or any part of it) within 14 days of the date on which it is due; or
 - (b) comply with the obligations set out in the agreement,
- then the landlord may re-enter the Property and end the Tenancy.

This right must be exercised in the correct way through the Courts and only the Court can order the Tenant to give up possession of the Property

- 6. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)
- 7. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:
 - "The Landlord" includes the persons who during the period of the tenancy have a legal interest in the property
 - "The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. Joint and several liability means that any one of the members of a party can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

8. The parties agree:

- (8.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home
- (8.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988
- (8.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

9. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE *(attach a separate sheet if necessary)*

Special conditions:

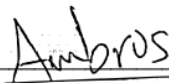
It is agreed that at the end of the contractual term, a rent review will be considered before a renewal contract is authorised and signed.

SIGNED by the LANDLORD(s):-
(or the Landlord's Agent)

Antonio Renilton Cerqueira Dantas

SIGNED by the TENANT(s) :-

Imre Ambrus



In the presence of :-

Name: Eszter Ambrus

Address: Ground Floor 76 Granville Road

N22 5LX

Occupation: Regulatory Consultant

Witness Signature



Appendix B3: Consecutive monthly bank transfer receipts.

Transaction details

↓

AMBRUS I

+ 1,318 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,318 GBP

Wise's fees0 GBP

You received1,318 GBP

Received onMonday, 7 August 2023 at 11:18

ReferenceRENI WISE

Transaction number#766152072

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,259 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,259 GBP

Wise's fees0 GBP

You received1,259 GBP

Received onThursday, 31 August 2023 at 23:04

ReferenceRENI

Transaction number#790192269

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,315 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,315 GBP

Wise's fees0 GBP

You received1,315 GBP

Received onTuesday, 31 October 2023 at 20:02

ReferenceNOV

Transaction number#852335564

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note

?

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,264 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,264 GBP

Wise's fees0 GBP

You received1,264 GBP

Received onWednesday, 3 January 2024 at 20:55

ReferenceRENTON

Transaction number#921254250

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note

?

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,260 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,260 GBP

Wise's fees0 GBP

You received1,260 GBP

Received onFriday, 2 February 2024 at 19:46

ReferenceRENI WISE

Transaction number#953789121

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,140 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,140 GBP

Wise's fees0 GBP

You received1,140 GBP

Received onSaturday, 2 March 2024 at 23:54

ReferenceRENI WISE

Transaction number#986035996

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,043 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,043 GBP

Wise's fees0 GBP

You received1,043 GBP

Received onMonday, 8 April 2024 at 20:47

ReferenceRENI WISE

Transaction number#1028380371

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,251 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,251 GBP

Wise's fees0 GBP

You received1,251 GBP

Received onWednesday, 8 May 2024 at 05:46

ReferenceRENI WISE

Transaction number#1062578977

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,765 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,765 GBP

Wise's fees0 GBP

You received1,765 GBP

Received onSunday, 30 June 2024 at 20:31

ReferenceRENI WISE

Transaction number#1125975889

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,316 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,316 GBP

Wise's fees0 GBP

You received1,316 GBP

Received onSunday, 4 August 2024 at 14:49

ReferenceRENI WISE

Transaction number#1168974104

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,331 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,331 GBP

Wise's fees0 GBP

You received1,331 GBP

Received onTuesday, 3 September 2024 at 20:00

ReferenceRENI WISE

Transaction number#1206218953

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

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Transaction details

↓

AMBRUS I

+ 1,010 GBP

Details

+

Money added

▼

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...

Transaction details

You were sent1,010 GBP

Wise's fees0 GBP

You received1,010 GBP

Received onSunday, 13 October 2024 at 19:32

ReferenceRENI WISE

Transaction number#1256287016

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

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Transaction details

↓

AMBRUS I

+ 1,402 GBP

Details

+

Money added

▼

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Transaction details

You were sent

1,402 GBP

Wise's fees

0 GBP

You received

1,402 GBP

Received on

Tuesday, 5 November 2024 at 19:58

Reference

RENI WISE

Transaction number

#1285386514

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

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Transaction details

↓

AMBRUS I

+ 1,430 GBP

Details

+

Money added

▼

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Transaction details

You were sent

1,430 GBP

Wise's fees

0 GBP

You received

1,430 GBP

Received on

Friday, 6 December 2024 at 16:27

Reference

DEC

Transaction number

#1326076160

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

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Transaction details

↓

AMBRUS I

+ 1,420 GBP

Details

+

Money added

▼

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...

Transaction details

You were sent1,420 GBP

Wise's fees0 GBP

You received1,420 GBP

Received onSaturday, 4 January 2025 at 17:29

ReferenceRENI WISE

Transaction number#1362815610

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,411 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,411 GBP

Wise's fees0 GBP

You received1,411 GBP

Received onMonday, 3 February 2025 at 20:09

ReferenceRENI WISE

Transaction number#1401832352

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

↑

PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,403 GBP

Details

+

Money added

▼

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...

Transaction details

You were sent1,403 GBP

Wise's fees0 GBP

You received1,403 GBP

Received onSunday, 2 March 2025 at 10:00

ReferenceRENI WISE

Transaction number#1437474135

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,389 GBP

Details

+

Money added

▼

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...

Transaction details

You were sent1,389 GBP

Wise's fees0 GBP

You received1,389 GBP

Received onWednesday, 2 April 2025 at 07:11

ReferenceRENI WISE

Transaction number#1480086407

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,413 GBP

Details

+

Money added

▼

?

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Transaction details

You were sent1,413 GBP

Wise's fees0 GBP

You received1,413 GBP

Received onTuesday, 6 May 2025 at 09:09

ReferenceRENI WISE

Transaction number#1527380243

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

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Transaction details

↓

AMBRUS I

+ 1,354 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent1,354 GBP

Wise's fees0 GBP

You received1,354 GBP

Received onSunday, 1 June 2025 at 10:13

ReferenceRENI WISE

Transaction number#1563766116

How the sender paid

NameAMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

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Transaction details

↓

AMBRUS I

+ 1,390 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent

1,390 GBP

Wise's fees

0 GBP

You received

1,390 GBP

Received on

Monday, 30 June 2025 at 23:34

Reference

RENI WISE

Transaction number

#1606622911

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

Transaction details

↓

AMBRUS I

+ 1,382 GBP

Details

+

Money added

▼

?

...

Transaction details

You were sent

1,382 GBP

Wise's fees

0 GBP

You received

1,382 GBP

Received on

Saturday, 2 August 2025 at 10:53

Reference

RENI WISE

Transaction number

#1655839449

How the sender paid

Name

AMBRUS I

Send

Convert or move

Note ⓘ

Add a few notes to help you later

Attachment

Upload file

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PDF, JPG, JPEG, PNG, HEIC, HEIF, XLS, XLSX, CSV, DOC, DOCX, less than 10MB

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- ◆ This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- ◆ Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually.
- ◆ If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

More Information

For more information on using this tenancy agreement please refer to the 'Letting Information Point' on The Letting Centre website. Website address: www.letlink.co.uk

(c) The Letting Centre, 2004

Page 1 of 5 A03Formy.txm

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date: 19/10/25

Landlord(s): Antonio Renilton Cerqueira Dantas

Phone: +44 7590 076038

Email: Dantasrenilton@gmail.com

Landlord's Agent: Providence & Co

Phone: +44 7534438375

Email: sean@providenceholdings.co.uk

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address

Tenant(s): Hanna Hovdan Larssen

Phone: +44 7946168226

Email: hanna.larssen1@nhs.net

Property:	First Floor, 10 Hawke Park Road, N22 6QR, Wood Green, Haringey Borough, London, UK Self contained bedroom within a shared flat / building.
Occupants:	Hanna and her one pet dog.
Contents:	The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory
Term:	For the term of One Year, less a day commencing on 1st November 2025 till 31st October 2026.
Rent:	£1,250.00 Monthly
Payment:	in advance by equal payments Monthly on the 1st of each month, for the full duration.
Deposit:	£1,250.00

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

3. The Tenant agrees with the Landlord:

Rent & charges

- (3.1) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, electric and telephone (if any) relating to the Property, where they are incurred during the period of the agreement, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected. The Tenant agrees to notify the Landlord prior to changing supplier for any of the utility services stated above

Use of the Property

- (3.3) Not to assign, or sublet, part with possession of the Property, or let any other person live at the Property except that during the fixed term of the tenancy the Tenant may assign or sublet with the Landlord's express consent which will not be unreasonably withheld. Such consent, as a variation of the tenancy agreement to be agreed in writing
- (3.4) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so
- (3.5) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property
- (3.6) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises
- (3.7) Landlord has allowed the tenant to keep her pet dog in the property. The tenant agrees to cover and rectify any damages caused by her pet dog.

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- (3.8) Not to use the Property for any illegal or immoral purposes
- (3.9) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the restrictions in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

Repairs

- (3.10) Not to damage the Property and Contents or make any alteration or addition to the property without the written permission of the Landlord not to be unreasonably refused
- (3.11) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed
- (3.12) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property
- (3.13) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy
- (3.14) To keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat tidy and properly tended as they were at the start of the tenancy and not remove any trees or plants
- (3.15) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests
- (3.16) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant
- (3.17) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property
- (3.18) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage
- (3.19) To take all reasonable precautions to prevent damage by frost

- (3.20) In order to comply with the Gas Safety Regulations, it is necessary:
 - a) that the ventilators provided for this purpose in the Property should not be blocked
 - b) that brown or sooty build up on any gas appliance should be reported immediately to the Landlord or Agent
- (3.21) Not to cause any blockage to the drains, pipes, sinks or baths
- (3.22) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent
- (3.23) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

Other tenant responsibilities

- (3.24) Within seven days of receipt thereof to send to the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice order or proposal relating to the Property (or any building of which the Property forms part) given made or issued under or by virtue of any statute, regulation, order, direction or by-law by any competent authority
- (3.25) To pay the Landlord fully for any reasonable costs or damage suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

Page 3 of 5 A03Formy.txtm

- (3.26) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice
- (3.27) To properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the rent is paid, to notify the Landlord or his agent, and to allow him access to the property in order to secure it where necessary
- (3.28) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, has shown no intention to return, the Tenant is deemed to have surrendered the Tenancy. This means that the Landlord may take over the Property and re-let it

End of tenancy

- (3.29) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy
- (3.30) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy
- (3.31) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned.

4. The Landlord agrees with the Tenant that:

- (4.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the rent due or be in breach of the Tenancy Agreement
 - (4.2) The Landlord will return to the Tenant any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk which the Landlord has insured
5. Subject to the condition that a Landlord must obtain a court order for possession of the Property before re-entering the premises; if the Tenant does not:
- (a) pay the rent (or any part of it) within 14 days of the date on which it is due; or
 - (b) comply with the obligations set out in the agreement,
- then the landlord may re-enter the Property and end the Tenancy.

This right must be exercised in the correct way through the Courts and only the Court can order the Tenant to give up possession of the Property

6. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

7. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. Joint and several liability means that any one of the members of a party can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

Page 4 of 5 A03formy.txm

8. The parties agree:

- (8.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home
- (8.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988
- (8.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

9. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE *(attach a separate sheet if necessary)*

Special conditions:

It is agreed that at the end of the contractual term, a rent review will be considered before a renewal contract is authorised and signed.

Tenant to be fully responsible for any damages caused on to the property by her pet dog. This shall be rectified financially to the original standard.

SIGNED by the LANDLORD(s):-

(or the Landlord's Agent)

Antonio Renilton Cerqueira Dantas

Name:

Antonio Renilton Cerqueira Dantas

SIGNED by the TENANT(s) :-

Hanna Hovdan Larssen

Name:

Hanna Hovdan Larssen

Appendix B4: Consecutive monthly bank transfer.

Today: 23 May 2026



MR ANTONIO RENILTON C DANTAS

Transactions

MR ANTONIO RENILTON CERQU

20-69-15 10919519

Available balance

Last night's balance

Overdraft limit



Showing 8 transactions between 29/12/2025 and 01/04/2026 from 23/09/2025 to 30/04/2026

Date	Description	Money in	Money out	Balance
01/04/2026	Counter Credit HANNA LARSEN Bill 10 Hawke Park BG C	£118.00		
01/04/2026	Counter Credit HANNA LARSEN rent 10 Hawke Park BG C	£1,250.00		
03/03/2026	Counter Credit HANNA LARSEN BILL 10 Hawke Park BG C	£146.00		
02/03/2026	Counter Credit HANNA LARSEN RENT 10 Hawke Park BG C	£1,250.00		
02/02/2026	Counter Credit HANNA LARSEN BILL 10 Hawke Park BG C	£203.00		
02/02/2026	Counter Credit HANNA LARSEN RENT 10 Hawke Park BG C	£1,250.00		
02/01/2026	Counter Credit HANNA LARSEN RENT 10 Hawke Park BG	£1,250.00		

C			
29/12/2025	Counter Credit HANNA LARSEN Bills for flat BGC	£136.00	

Need to view older transactions?

If you have registered for online statements, then follow the link to view them
If you don't have online statements, then statements may still be visible in Barclays Cloud It
If you can't find the relevant statement/transactions online, you can order a copy statement

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Appendix D: Email from planning portal expert



Renilton Dantas <dantasrenilton@gmail.com>

Planning question

1 message

Adam Afford <Adam.Afford@terraquest.co.uk>
To: "dantasrenilton@gmail.com" <dantasrenilton@gmail.com>

Tue, May 19, 2026 at 2:01 PM

Hi Antonio,

<mailto:dantasrenilton@gmail.com>

I have checked with colleagues and your interpretation is correct, if the COU took place before 25 April 2024 then 4 years applies to be exempt. So in this case the application for the Certificate of Lawfulness is the correct form.

Regards

Adam