DPR Important Check-Out Instructions – 43 Radstock House, 190-192 High Street SL1 1JS

15 messages

Konrad <konrad@we-are-dpr.com> Tue, 4 Aug 2026 at 09:56
Reply to: konrad <konrad@we-are-dpr.com>
To: basharbakhos <basharbakhos@gmail.com>, VCMountford <VCMountford@gmail.com>
Cc: info <info@arnold-inventories.com>, info <info@we-are-dpr.com>, konrad <konrad@we-are-dpr.com>

Dear Tenants,

I hope this message finds you well.

As your tenancy is due to end on **04/10/2026**, we would like to outline the move-out procedures in accordance with the terms of your tenancy agreement and relevant UK housing legislation.

1. Cleaning Requirements

As per Clause 15 and Clause 44.2 of your tenancy agreement, the property must be returned in a clean condition. While we cannot require you to use a specific cleaning company, we do expect the property to be cleaned to a professional standard, including steam cleaning of carpets, mattresses, and sofas if these were provided and were professionally cleaned at the start of your tenancy.

We recommend using a reputable end-of-tenancy cleaning service to ensure the property is left in the condition it was in at the beginning of your tenancy, allowing for fair wear and tear. Please keep any receipts in case they are needed for reference during the deposit return process.

2. Check-Out Appointment

On the final day of your tenancy, a check-out inspection will be carried out by an independent inventory clerk from **Arnold Inventories**, who is cc'd on this email. Please liaise with them directly to schedule the appointment and ensure that the property is fully cleaned and vacated beforehand.

3 .Key Return

All keys (including copies) should be returned to the inventory clerk at the time of check-out, or to us directly if otherwise agreed. Failure to return keys may result in deductions from your deposit for replacement locks or keys, if necessary.

4. Utility Accounts

Please arrange to close or transfer all utility accounts (gas, electricity, water, broadband, etc.) with your suppliers, using your tenancy end date **04/10/2026** as the final date. Don't forget to take final meter readings and keep confirmation of account closure or final bills for your records.

5. Deposit Return

Once the check-out inspection has been completed and we have received confirmation that all obligations have been fulfilled (subject to fair wear and tear), we will process the return of your deposit in accordance with the rules of the Deposit Protection Service Scheme. Any proposed deductions will be communicated to you with supporting evidence.

6. Access for Viewings

During your notice period, we may need to arrange viewings for prospective tenants in accordance with the notice period stated in your tenancy agreement. We appreciate your cooperation in allowing reasonable access, and we will always provide appropriate notice.

We would like to take this opportunity to thank you for your tenancy with DPR and wish you every success in your next home.

If you have any questions about the move-out process or require further assistance, please do not hesitate to contact us.

Best Regards,
Konrad Tusinski
Managing Partner

Docklands Prestige Residential	+44 (0)20 7511 6311	Unit 1, 139 Three Colt Street,
info@we-are-dpr.com	www.we-are-dpr.com	Canary Wharf, London, E14 8AP

docklands prestige residential

Docklands Prestige Residential LTD company registered in England and Wales. Registered number 06942564.

Pip <vcmountford@gmail.com> Tue, 4 Aug 2026 at 10:16
To: konrad <konrad@we-are-dpr.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>, info <info@we-are-dpr.com>

Dear DPR Management,

Thank you for your response.

Could you please clarify the basis on which you have concluded that our tenancy end date is **4 October 2026**?

Our understanding is that our tenancy agreement requires **one month's notice**, and we served formal written notice accordingly with a proposed end date of **4 September 2026**.

If you believe a later date applies, please could you identify the relevant clause in our tenancy agreement or the legal basis on which you are relying.

I look forward to your clarification.

Kind regards,

Victoria Mountford and Bashar Bakhos

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Pip <vcmountford@gmail.com> Tue, 4 Aug 2026 at 10:27
To: konrad <konrad@we-are-dpr.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>, info <info@we-are-dpr.com>

Dear Konrad, DPR,

Thank you for your email.

Could you please clarify why you have stated that our tenancy is due to end on **4 October 2026**?

Our tenancy agreement provides that, following the fixed term, the tenancy continues on a monthly periodic basis and requires the tenant to give **at least one month's notice in writing**, ending on the day before the rent is due. We served our notice on that basis.

Please could you identify the specific clause of the tenancy agreement and/or the relevant legislation that you consider requires the tenancy to end on **4 October 2026** rather than **4 September 2026**.

I look forward to your clarification.

Kind regards,

Victoria Mountford and Bashar Bakhos

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Konrad Tusinski <konrad@we-are-dpr.com> Tue, 4 Aug 2026 at 10:42
To: Pip <vcmountford@gmail.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>

Dear Victoria and Bashar,

Thank you for your email.

The tenancy end date of **4 October 2026** is based on the notice requirements introduced by the **Renters' Rights Act 2026**, which came into force on **1 May 2026**.

As your notice was served on **3 August 2026**, it is subject to the statutory requirement for tenants to provide **a minimum of two months' notice** to end a tenancy. In addition, under the terms of your tenancy agreement, notice must expire in line with the tenancy payment period.

Accordingly, the earliest valid tenancy end date is **4 October 2026**.

We trust this clarifies the basis on which the tenancy end date has been determined.

Best Regards,

Konrad Tusinski
Managing Partner

Docklands Prestige Residential

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konrad@we-are-dpr.com
www.we-are-dpr.com



Unit 1, 139 Three Colt Street, Canary Wharf, London E14 8AP, Registered in England & Wales No. 06942564

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Pip <vcmountford@gmail.com> Tue, 4 Aug 2026 at 10:50
To: Konrad Tusinski <konrad@we-are-dpr.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>

Dear Konrad,

Thank you for your response.

I acknowledge your position that the tenancy end date is 4 October 2026. However, I would appreciate some further clarification.

Clause 44 of our tenancy agreement provides that, once the fixed term has expired and the tenancy continues on a monthly periodic basis, the tenant is required to give the landlord at least one month's notice in writing, with the notice ending on the day before the rent is due.

My understanding is that the Renters' Rights Act 2026 permits a landlord and tenant to agree in writing to a shorter tenant notice period than the statutory default. As our tenancy agreement contains an express written agreement requiring one month's notice, I would be grateful if you could explain why you consider that provision to have been overridden.

Could you please identify the specific provision of the Renters' Rights Act 2026, or any official government guidance, on which you rely in concluding that Clause 44 is no longer effective for tenancies that commenced before the Act came into force?

I would be grateful if you could provide this clarification before we take any further steps.

Kind regards,

Victoria Mountford and Bashar Bakhos

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Konrad Tusinski <konrad@we-are-dpr.com> Tue, 4 Aug 2026 at 10:53
To: Pip <vcmountford@gmail.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>

Dear Victoria and Bashar,

Thank you for your email.

We have considered your comments regarding Clause 44 of your tenancy agreement.

The Renters' Rights Act 2026 came into force on **1 May 2026** and converted all existing assured shorthold tenancies into periodic assured tenancies. As a result, fixed-term assured shorthold tenancies no longer exist from that date.

Accordingly, where the provisions of a tenancy agreement are inconsistent with the statutory framework introduced by the Act, the statutory provisions take precedence.

As your notice was served on **3 August 2026**, after the commencement of the Act, it is subject to the statutory requirement for tenants to give **a minimum of two months' notice**. In addition, under the terms of your tenancy agreement, the notice must expire in line with the tenancy payment period.

Please see attached.

Best Regards,

Konrad Tusinski
Managing Partner

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PDF **The_Renters__Rights_Act_Information_Sheet_2026.pdf**
288 KB

Pip <vcmountford@gmail.com> Tue, 4 Aug 2026 at 11:28
To: Konrad Tusinski <konrad@we-are-dpr.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>

Dear Konrad,

Thank you for your further response.

I understand your position that the Renters' Rights Act 2025 applies to my tenancy and that statutory provisions take precedence over inconsistent contractual terms.

However, my query has not been whether the Act applies generally, but why you consider Clause 44 of the tenancy agreement to be inconsistent with the Act.

As I understand it, the Act contains provision for a landlord and tenant to agree in writing to a shorter tenant notice period than the statutory default. Clause 44 appears to constitute such a written agreement.

Accordingly, could you please identify the specific section of the Renters' Rights Act 2025 that you say invalidates or overrides Clause 44 of my tenancy agreement, rather than simply confirming that the Act applies generally.

If your position is based on legal advice or official government guidance, I would be grateful if you could provide the relevant reference.

I look forward to your response.

Kind regards,

Victoria Mountford and Bashar Bakhos

[Quoted text hidden]

Konrad Tusinski <konrad@we-are-dpr.com> Tue, 4 Aug 2026 at 11:52
To: Pip <vcmountford@gmail.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>

Dear Victoria and Bashar,

Thank you for your email.

Clause 44 formed part of an Assured Shorthold Tenancy agreement entered into before the commencement of the Renters' Rights Act.

From **1 May 2026**, all assured shorthold tenancies automatically became periodic assured tenancies under the new statutory regime. As a result, the contractual provisions relating to the expiry of a fixed-term assured shorthold tenancy no longer apply where they are incompatible with the statutory framework.

As your notice was served on **3 August 2026**, after the commencement of the Act, the statutory notice provisions apply. Accordingly, the tenancy cannot terminate on the date proposed in your notice, and the earliest valid tenancy end date is **4 October 2026**.

This is the basis on which we have determined the tenancy end date.

Best Regards,

Konrad Tusinski
Managing Partner

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www.we-are-dpr.com



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Arnold Inventories <info@arnold-inventories.com> Tue, 4 Aug 2026 at 13:26
To: Konrad <konrad@we-are-dpr.com>, basharbakhos <basharbakhos@gmail.com>, VCMountford <VCMountford@gmail.com>
Cc: info <info@we-are-dpr.com>

Hi,

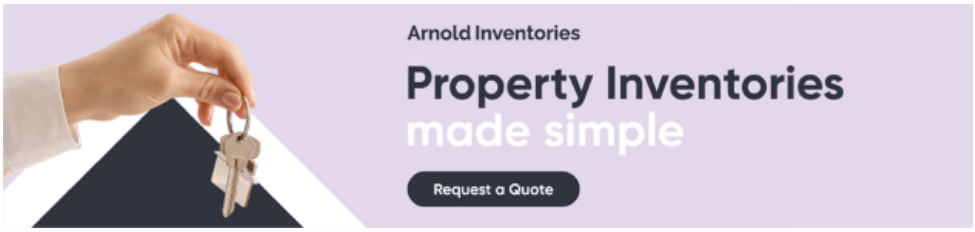
Many thanks for the booking. This is booked in as requested, please see details below:

Check-Out
Time & Date (Key collection time): 4:00pm, 4th October 2026
Address: 43 Radstock House, 190-192 High Street SL1 1JS

Many thanks,

Angel Acupan
Operations Coordinator

W: arnold.co.uk
T: 020 4579 9597
E: hey@arnold.co.uk



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Pip <vcmountford@gmail.com> Wed, 5 Aug 2026 at 10:36
To: Konrad Tusinski <konrad@we-are-dpr.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>

Dear Konrad,

Thank you for your further email.

I have now sought independent legal advice regarding the notice period applicable to my tenancy.

The advice I have received is that the one-month notice provision contained in Clause 44 of my tenancy agreement remains valid. Whilst the Renters' Rights Act 2025 introduced a default two-month notice period for tenants, the Act also permits a shorter notice period where this has been agreed in writing between the landlord and tenant. My tenancy agreement expressly contains such a written agreement, which was entered into before the Act came into force.

Accordingly, it is my position that the contractual one-month notice provision has not been displaced by the Act and that the notice I served on 3 August 2026 validly terminates my tenancy on 4 September 2026.

If you maintain that the tenancy cannot end until 4 October 2026, please provide the specific statutory provision, authoritative guidance, or case law on which you rely to conclude that the written agreement contained in Clause 44 has been overridden.

I remain willing to engage constructively to resolve this matter and look forward to your response.

Kind regards,

Victoria Mountford and Bashar Bakhos

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Konrad Tusinski <konrad@we-are-dpr.com> Wed, 5 Aug 2026 at 10:45
To: Pip <vcmountford@gmail.com>
Cc: basharbakhos <basharbakhos@gmail.com>, info <info@arnold-inventories.com>

Dear Victoria and Bashar,

Thank you for your email.

We note the contents of your correspondence and the legal advice you have obtained.

Our position remains unchanged.

Clause 44 of your tenancy agreement forms part of the provisions governing the fixed term tenancy. Following the commencement of the Renters' Rights Act 2025 on 1 May 2026, your tenancy became a periodic tenancy by operation of law and the fixed term no longer exists. Accordingly, Clause 44 no longer governs the notice required to bring the tenancy to an end.

The applicable contractual provision is the **Tenancy Break Clause**, which provides for a minimum of two months' written notice, with notice expiring at the end of a rental period. This is consistent with our understanding of the statutory framework that now applies to your tenancy.

We appreciate that you take a different view. However, we have already explained our position and do not consider that further correspondence on this point is likely to be productive.

Accordingly, our records continue to show your tenancy ending on **4 October 2026**, and rent will remain payable up to that date unless otherwise agreed between the parties.

60. **Tenancy Break Clause**
This agreement may be terminated by either party giving the other at least two months' notice in writing. Such notice may not expire earlier than six months from the commencement date of the tenancy, as stated in the clause "Term" under the heading "Particulars" of this Agreement. The notice must end on the last day of a rental period (i.e. aligned with the rent due date). For example, if rent is due on the 1st of each month and the tenancy started on 1 January, the earliest notice could be given is 1 May, with the tenancy ending no earlier than 30 June. However, notice may also be served at any later point, provided it gives at least two full rental months' notice and ends on the final day of a rental period.

Best Regards,

Konrad Tusinski
Managing Partner

Docklands Prestige Residential

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Angelika Pater <angelika@we-are-dpr.com> Wed, 26 Aug 2026 at 12:03
To: konrad <konrad@we-are-dpr.com>
Cc: basharbakhos <basharbakhos@gmail.com>, VCMountford <VCMountford@gmail.com>, info <info@arnold-inventories.com>, info <info@we-are-dpr.com>

Good afternoon all,

Please kindly re-arrange the check out for the 4th of September and let us know once is being booked.

Best Regards,

Angelika Pater
Sales & Lettings Manager

Docklands Prestige Residential
+44 (0)20 7511 6311
angelika@we-are-dpr.com
www.we-are-dpr.com



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Arnold Inventories <info@arnold-inventories.com> Wed, 26 Aug 2026 at 13:08
To: Angelika Pater <angelika@we-are-dpr.com>, konrad <konrad@we-are-dpr.com>
Cc: basharbakhos <basharbakhos@gmail.com>, VCMountford <VCMountford@gmail.com>, info <info@we-are-dpr.com>

Hi Angelika,

This has been moved for you as per below:

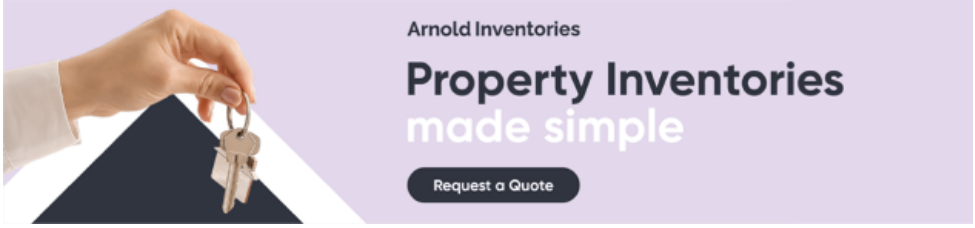
Check-Out
Time & Date (Key collection time): 11:30am, 4th September 2026
Address: 43 Radstock House, 190-192 High Street SL1 1JS

Dear tenants please do confirm the key handover time would suit you.

Many thanks,

Asta Perkumaite
Operations Coordinator

W: arnold.co.uk
T: 020 4579 9597
E: hey@arnold.co.uk



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Pip <vcmountford@gmail.com> Wed, 26 Aug 2026 at 13:09
To: Arnold Inventories <info@arnold-inventories.com>
Cc: Angelika Pater <angelika@we-are-dpr.com>, konrad <konrad@we-are-dpr.com>, basharbakhos <basharbakhos@gmail.com>, info <info@we-are-dpr.com>

Thank you, this time is fine.

See you then.
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Arnold Inventories <info@arnold-inventories.com> Wed, 26 Aug 2026 at 13:34
To: Pip <vcmountford@gmail.com>
Cc: Angelika Pater <angelika@we-are-dpr.com>, konrad <konrad@we-are-dpr.com>, basharbakhos <basharbakhos@gmail.com>, info <info@we-are-dpr.com>

Thank you for confirming, our clerk will see you then.
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