

Ruwan R Thiranagama
33, Layton street
Welwyn Garden city, AL7 4FE
16/10/2013

Director
Martin & Co Welwyn & Hatfield
8, Howardgate, Welwyn Garden City
Hertfordshire, AL8 6BQ

Dear Stephen

I am Ruwan Roshan Thiranagama, responding to the notice issue of 33 Layton street, Welwyn Garden city AL7 4FE property.

I have given notice on 19th of August 2013 to vacate from above property and that has been approved by both parties and exchanged signed documentation between Letting agency and tenant. (Copy attached)

On 29th of September 2013 I have sent an email to Leanne Ramm and Laura Felgate to find out if I could stay until end of the January 2014. (Copy attached)

On 30th of September 2013 Laura Felgate has email me to wait until she will inform me after speaking to the landlord. (Copy attached)

From 30th of September 2013 to 13th of October 2013 I did not receive any communication from any member of Martin & Co Welwyn & Hatfield regarding my e mail request on 30th of September 2013.

On 9th of October 2013 I have email to Laura Felgate to inform I do not need to stay until end of Jan 2014 and decided to leave on 25/10/2013 as agreed by notice. (Copy attached)

As a family I am not in a position to wait until end of 25/10/2013 to find a new property to move off, therefore I have to arrange a new place to move and school for my daughter and child care for my baby. My wife has to take over her job 23/10/2013 in Shropshire.

Therefore I have decided to act on the notice given by 19th of August 2013 and paid the deposit and agency fees to new property and sent a reference request to Laura Felgate on 9th of October 2013.

On 13th October 2013 Laura Felgate has e mail me and I can not vacate on 25/10/2013 and I have to give 2 months notice to vacate from 33 Layton street property.

In professional manner I would like to discuss and resolve this issue between me and Letting agency.

When I have received the e mail from Laura Felgate on 30th of September 2013, she asked me to "wait" until she find out with landlord and she did not reply to my email until 13th of October 2013 to say "yes" or "no". Therefore I did not cancelled the notice given by 19th August 2013. I will be moving off at 33, Layton Street on 24th October 2013.

I would like to book an appointment for inventory check on 24th of October 2013 at 2pm.

If you have any queries please do not hastate to contact me.

Kind regards

Ruwan R Thiranagama
Danuja PH Handuwalage
16/10/2013

Ruwan R Thiranagama 16/10/2013
D.P. Handuwalage 16/10/2013

Note: Please CC to Landlord Mrs Mamta Gupta, 25 the Uplands Harpenden AL5 2PG

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[No Subject]

Wednesday, 9 October, 2013 23:48

From: "RUWAN THIRANAGAMA" <dule_8@yahoo.com>

To: "laura.felgate@martinco.com" <laura.felgate@martinco.com>

Cc: "welwyn@martinco.com" <welwyn@martinco.com>

Hi Laura

Thank you for your conversation with landlord to renew my contract ,

I do not need to extend the tenancy at 33 Layton strret and I will be moving on 25/10/2013 as agreed

and also I have paased your information to new letting agent for refernce

Kind regards

Ruwan Roshan Thiranagama

Search Mail Search Web dule_8 Profile Go Sign Out Home**FW: 33,Layton Street**

Monday, 14 October, 2013 2:31

From: "Stephen Dooley" <stephen.dooley@martinco.com>
To: dule_8@yahoo.com
Cc: "Laura Felgate" <laura.felgate@martinco.com>

Dear Ruwan

We have checked with our solicitors and your original email serving notice has been countered by the email requesting an extension. You cannot simply change your mind and revert back to a former email. The correct procedure is to issue another request to vacate. This request would then counter your letter (dated 29th Sept) and the notice period commences 2 months from the next rent due date. We are now in possession of this request and you can legitimately leave on 25th Dec, you are liable for the rent until this date unless we let it out sooner of course.

We will work hard to ensure we get a new tenant asap, when we do, you are released from any further legal obligation.

Regards

Stephen Dooley
Director

Martin & Co Welwyn & Hatfield
8 Howardsgate
Welwyn Garden City
Hertfordshire
AL8 6BQ

t: 01707 334576
e: welwyn@martinco.com
w: www.martincowelwyn.co.uk



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Registered Office: 8 Howardsgate, Welwyn Garden City, Herts, AL8 6BQ
VAT No 121 252 271

From: Laura Felgate
Sent: 14 October 2013 14:53
To: Stephen Dooley
Subject: FW: 33,Layton Street
Importance: High

Laura Felgate
Property Manager
Martin & Co (Welwyn & Hatfield)

t: 01707 334576
e: laura.felgate@martinco.com
w: www.martincowelwyn.co.uk

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From: Laura Felgate
Sent: 30 September 2013 10:06
To: 'RUWAN THIRANAGAMA'
Cc: Stephen Dooley; Leanne Ramm
Subject: RE: 33,Layton Street
Importance: High

Hello Ruwan

Hope you are well.

Thank you for your email.

I will need to speak to the landlord to see if he is happy for you to stay until the end of January.

In the meantime if you have any queries please do not hesitate to contact us.

Kind Regards

Laura Felgate
Property Manager
Martin & Co (Welwyn & Hatfield)

t: 01707 334576
e: laura.felgate@martinco.com
w: www.martincowelwyn.co.uk

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VAT No 121 252 271

From: RUWAN THIRANAGAMA [mailto:dule_8@yahoo.com]
Sent: 29 September 2013 23:01
To: Leanne Ramm
Cc: Laura Felgate
Subject: 33,Layton Street

Dear Leanne

I would like to find out if we can stay up to end of the Jan 2014 at 33,Layton Street property
Please can you let me know

regards

Ruwan Roshan Thiranagama