

Subject: Re: [HILL02/0001] Mr Matthias Hillner EVICT, Hillner -v- Taylor, 11 Brooks Court, The Ridgeway , Hertford, SG14 2JF
Date: Wednesday, 6 February 2019 at 1:18:39 PM Singapore Standard Time
From: Matthias Hillner
To: Simon Windham

Dear Simon

I cannot tell you how disappointed I am to hear that Steven Oates is not going to be present during the hearing. Due to the fact that I have been denied a copy of the tenant's references when renewing my landlord insurance last year, I could not take out a legal cover. You can presumably imagine that this is very compromising. I cannot help but think that your absence during the court hearing may affect the outcome, since the tenant's continued refusal to pay rent is reportedly based on maintenance administration issues. As this falls within your realm of responsibility, my representative may find him- or herself unable to respond to queries, should any arise during the hearing.

I would like to notify you that no rent has been received since the tenancy agreement has lapsed. Therefore I need to kindly ask you to continue to remind the tenant that she is liable to pay rent, and that the sum due will inevitably increase should she not resume her rental payments.

Kind regards
Matthias

From: Simon Windham <sw@stevenoates.com>
Date: Wednesday, 23 January 2019 at 11:06 PM
To: Matthias Hillner <hillner@virtualtypography.com>
Subject: RE: [HILL02/0001] Mr Matthias Hillner EVICT, Hillner -v- Taylor, 11 Brooks Court, The Ridgeway , Hertford, SG14 2JF

Dear Matthias,

I have referred this to my boss as it is not a normal request. He has said we do not attend court proceedings but are happy to provide a witness statement of the same required in order to present to the court on your behalf if your solicitor can draft the same.

I hope this helps.

Kind Regards
Simon

From: Matthias Hillner <hillner@virtualtypography.com>
Sent: 23 January 2019 14:44
To: Simon Windham <sw@stevenoates.com>
Subject: Re: [HILL02/0001] Mr Matthias Hillner EVICT, Hillner -v- Taylor, 11 Brooks Court, The Ridgeway , Hertford, SG14 2JF

PS: I would be grateful if you could let me know by the end of today, i.e. within the next two to three hours, because I need to issue the legal team with my instructions to avoid further delays. I hope you can understand.

From: Matthias Hillner <hillner@virtualtypography.com>
Date: Wednesday, 23 January 2019 at 6:48 PM
To: Simon Windham <sw@stevenoates.com>
Subject: Re: [HILL02/0001] Mr Matthias Hillner EVICT, Hillner -v- Taylor, 11 Brooks Court, The Ridgeway , Hertford, SG14 2JF

Dear Simon

It is fine to use your contractor, thank you. Do you know the costs involved in the Gas Safety Cert? I also wondered if the water leak been resolved. If not, perhaps we can could get your contractor to take a look at it. However, this should be invoiced separately, as this may have occurred due to the tenant's negligence. It appears that there are freezing temperatures in the Hertford area which requires certain precautions to prevent pipe breakage. That said, fixing an external pipe can be inexpensive.

As regards the court hearing, I can only convey what I have been told. Since the tenant may file a defence against the claim for rent arrears, a hearing may be required. Should this happen, it was suggested that you as the agent in charge would be best placed to give evidence in court. After all, you are the first in line to receive rental payments. Would you be willing to commit to this?

Kind regards
Matthias

From: Simon Windham <sw@stevenoates.com>
Date: Wednesday, 23 January 2019 at 5:24 PM
To: Matthias Hillner <hillner@virtualtypography.com>
Cc: Andy Whitehead <aw@stevenoates.com>
Subject: RE: [HILL02/0001] Mr Matthias Hillner EVICT, Hillner -v- Taylor, 11 Brooks Court, The Ridgeway , Hertford, SG14 2JF

Dear Matthias,

Thanks for your email, apologies I was off yesterday.

We have arranged a gas certificate for Friday at 2pm, we have booked this with our usual guy only as he can guarantee to be on time as she has said 2pm only and we don't want to miss this for you, if there is an issue I have a email track I can go back on.

As I said with the rent Toni has clearly stated that she will not be paying any money until the court has rendered its decision. I am however a bit confused as to why on the current proceedings a level of arrears is required as the only notice served has been a section 21 termination notice and therefore indeed normally no hearing is required it is done via paperwork?

Kind Regards
Simon

From: Matthias Hillner <hillner@virtualtypography.com>
Sent: 22 January 2019 14:55
To: Simon Windham <sw@stevenoates.com>
Subject: Re: [HILL02/0001] Mr Matthias Hillner EVICT, Hillner -v- Taylor, 11 Brooks Court, The Ridgeway ,

Hertford, SG14 2JF

Dear Simon

I would like to ask if you have had any chance to schedule a gas safety check. In light of the circumstances, I can only urge you to collect documentary evidence of the fact that the gas safety certificate has been issued to the tenant, once the gas safety check is organised.

I am in the process of liaising with the legal firm in pursuit of legal action against the tenant. As you seem to be unable to collect rent at the moment, I need to kindly ask you to make yourself available to give evidence of the level of arrears. Could you please confirm if you are able to do this, as I may not be able to attend the court hearing myself due to my location. I would much appreciate if you could provide your answer by the end of today, so that I can furnish the legal team with my instructions. If not today, perhaps you can attend to my query in the course of tomorrow. I look forward to hear from you.

Kind regards

Matthias

From: Simon Windham <sw@stevenoates.com>

Date: Friday, 18 January 2019 at 9:47 PM

To: Matthias Hillner <hillner@virtualtypography.com>

Subject: RE: [HILL02/0001] Mr Matthias Hillner EVICT, Hillner -v- Taylor, 11 Brooks Court, The Ridgeway , Hertford, SG14 2JF

Thanks Matthias,

I will endeavour to use Tom if I can however I think we may be very restricted on an access slot with the tenant so I will need to ensure we have someone who will definitely be available on the required date and time.

As mentioned in my earlier messages Toni has stated she will not be making any further payments until the court has rendered its decision which to my ears and knowledge is a poor stance as it puts her squarely in the wrong as she cannot live at the property for free! I have indeed told her this too!

Kind Regards

Simon