

Residential: Assured Shorthold Tenancy Agreement  
for all types of residential accommodation  
furnished and unfurnished.  
**TENANCY AGREEMENT**

**DATE** 17 November 2025

**PREMISES** 386A Hornsey Road, London N19 4HT

**LANDLORD** Mayland Properties Ltd of 137 Junction Road, London N19 5PX

**TENANT** Luz Kathleen Wollocombe & Thomas Oliver Kinirons

**TERM** A term certain of twelve months from 17 November 2025 to 16 November 2026

**RENTAL PERIOD** Monthly

**RENT** £1,850.00 for each rental period payable in advance by standing order on the first day of each such rental period.

**DEPOSIT** £1,850.00

- a. The Landlord lets and the Tenant takes the premises for the Term at the rent specified above.
- b. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions printed succeeding with the amendments and additions to them (if any) set out under heading "Special Tenancy Conditions" on the succeeding save that no such amendment or addition shall be of any effect if or in so far as it purports to empower the Landlord to determine this tenancy at any time earlier than six months from the Commencement Date.
- c. This Agreement creates an assured shorthold tenancy within Part I Chapter I of the Housing act 1988 and the provisions for the recovery of possession by the Landlord in section 21 thereof apply accordingly, save where the Landlord serves a notice under paragraph 2 of Schedule 2A to that Act.
- d. Tenant shall pay to the Landlord on the signing of this Agreement the amount of the Deposit (if any specified) and the first payment of rent.
- e. If the Tenant remains in possession after the expiry of the term, and no new tenancy comes into being, the Tenant becomes entitled to a statutory periodic tenancy which the Landlord can bring to an end after serving on the Tenant not less than 2 months' notice stating that the Landlord requires possession of the premises.
- f. This tenancy {does} ~~{does not}~~ include the use of the Landlord's furniture and effects (the clause is for guidance only; it does not have contractual effect).

# GENERAL TENANCY CONDITIONS

## 1. TENANT'S OBLIGATIONS

The Tenant agrees with the Landlord:

- 1.1** To pay the rent to the Landlord or Agent Stelfort Ltd by standing order at the times and on the manner specified. Any rent or money payable by the Tenant to the Landlord under provisions hereof shall be paid on a due date. In the event of non-payment there is daily 3% payable interest above Bank of England base rate applicable if rent is more than 14 days overdue. Interest is payable until the date on which the rent is actually paid.
- 1.2** To register and to pay for all gas, electricity, water and other utilities consumed on or supplied to the premises during the Term and for all charges made for the use of the telephone (if any) on the premises during the Term.
- 1.3** To pay the rent from one bank account only where the Tenancy is joint.
- 1.4** To keep the interior of the Premises during the Term in good and clean condition of repair and decoration as the Premises were at the commencement of the Term and make good all damages and breakages to the Premises which may occur during the Term (fair wear and tear, damage by accidental fire excepted).
- 1.5** Not damage or injure the Premises or make any alteration or addition to the Premises and ventilate the Premises regularly.
- 1.6** To permit the Landlord or the Landlord's employees, agents or any party instructed by the landlord to enter the Premises by giving at least 24 hours' notice (unless in case of an emergency) to inspect the Premises and the Landlord's furniture and effects there in. To allow the Landlord and any party instructed by the Landlord to carry out any works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary.
- 1.7** To keep the chimney (if any) swept and the drains free from obstruction and the garden (if any) neat and free from weeds.
- 1.8** To keep clean the windows inside and out of Premises and replace all broken glass in doors and windows damaged during the tenancy.
- 1.9** Not assign sublet or part with possession of the whole or any part of the Premises.
- 1.10** Not take in any lodger or paying guest without the prior written consent of the Landlord.
- 1.11** Not use the Premises other than for the purposes of a single private dwelling house nor carry on or permit be carried on upon the Premises any profession, trade or business whatsoever.
- 1.12** Not to use or play or permit to be used/played on the Premises any musical or mechanical equipment or machinery or any musical instrument after 11 P.M. or before 9 A.M. or at any other time so as to be audible outside the premises. To ensure no anti-social behaviour takes place during the Tenancy.
- 1.13** To maintain all electrical fittings and fixtures and appliances including garden machinery, in good and tenantable order except that the Tenant will be reimbursed by the Landlord for the actual cost thereof unless the need for such repair or replacement is due to neglect or default by the Tenant.
- 1.14** Not to damage or cause to be damaged, the garden or contents thereof and to keep the gardens in a good state of cultivation and free from weeds, to keep the lawns cut and attended to and to keep the hedges trimmed and at the end of the tenancy to leave all the same in good condition. Not to destroy or maim any of the fruit or plant ornamental trees or shrubs or alter the general character of the garden without the written consent of the Landlord and to keep the rear patio clear and to water plants and the garden in dry weather.
- 1.15** Not to apply adhesive or any adhesive tapes or fix tapes, pins or nails to walls, wallpaper or decorated surfaces of any kind.
- 1.16** Not smoke or permit any smoking at the Premises without written consent of the Landlord.
- 1.17** Not to leave the Premises vacant for more than 30 consecutive days without notifying the Landlord or Agent and properly secure all locks and bolts to the doors and windows and other openings when leaving the Premises unattended.
- 1.18** Not to fix or suffer to be fixed to the exterior or windows of the premises any notice board, notice, sign, advertisement or poster apart from notices relating to the condition of the premises itself.
- 1.19** Not without prior written consent of the Landlord to keep or suffer to be kept in the Premises any cat, dog or other pet.
- 1.20** To keep the premises secure at all times but to notify the Landlord or Agent immediately, after informing the relevant emergency services, upon becoming aware of the outbreak of theft or burglary on the Premises.
- 1.21** To notify the Landlord or the Landlord's Agent promptly about any disrepair, damage or defect in the Premises or of any event which causes damage to the Premises or which may give rise to a claim under the insurance of the Premises.
- 1.22** To be liable for damages payable for the loss arising from any breach of contract.
- 1.23** To test all smoke detectors fitted in the property on regular basis and replace the batteries if necessary.

- 1.24** Perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made there under to pay Council Tax.
- 1.25** Permission from the Landlord must be obtained before any door locks or window locks are changed or interfered with in any way.
- 1.26** Upon leaving the Premises the Tenant will return to the Landlord all keys held relevant to the Premises by 12pm the same day.
- 1.27** For a period of two months before this agreement expires, to permit the Landlord or the Landlord's Agent to enter Premises as long as reasonable notice is given for the purpose of re-letting or selling the property.
- 1.28** To obtain Landlord's consent if at any time during the tenancy there is a need for replacing an existing tenant.
- 1.29** To cover costs for activation or using alarm equipments (if any) installed in the Premises shall the Tenant wishes to use them during the Term.
- 1.30** Not to damage or remove from the Premises any of the furniture and effects listed in the Inventory (where applicable).
- 1.31** Make good all damages and breakages to the furniture, and effects which occur during the term.
- 1.32** Leave the furniture and effects at the end of the tenancy in the same position as they were in at the commencement of the Term.
- 1.33** Clean or pay for the cleaning of all carpets, furniture, linen, counterpanes, blankets and curtains (if any) included in the letting which shall have been soiled during the tenancy.
- 1.34** Not to move any furniture belonging to the Tenant into the Premises without written consent of the Landlord or Agent.
- 1.35** Within seven days of receipt thereof to send to the Landlord or Agent all correspondence addressed to the Landlord or the owner of the Premises.

## **2. LANDLORD'S OBLIGATIONS**

The Landlord agrees with the Tenant:

- 2.1** To pay all rates and taxes assessments outgoings in respect of the Premises (other than those mentioned in 1.2 and 1.24 above).
- 2.2** To permit the Tenant to have quiet enjoyment and use of the Premises without interruption by the Landlord provided that the Tenant pays the rent promptly and perform with the terms of this Agreement.
- 2.3** To deal with disrepair issues within timely manner as long as the same are accurately reported during the tenancy by the Tenant.
- 2.4** To notify the Tenant a month in advance regarding any rent increase that may apply if the tenancy is renewed or extended for another term.

## **3. TERMINATION**

- 3.1** Termination of the tenancy, including any period under a statutory periodic tenancy is subject to a minimum of two months' written notice by either party, such notice not to be given at any time before the expiration of the tenth month of the tenancy.
- 3.2** Two months' notice should be served to the Landlord in writing if Tenant will not extend or renew the tenancy and wants to vacate the property at end of the term.
- 3.3** If Tenant wants to remain in the property beyond a fixed term Tenant should seek Landlord's written consent two months in advance. It will then be coming down to the Landlord to give or not such consent.

## **4. MISCELLANEOUS**

- 4.1** If the Premises comprise part of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the building.
- 4.2** "Premises" in these Conditions includes the Landlord's fixtures and fittings therein.
- 4.3** If a deposit is paid it shall be retained by the Landlord as security for performance of the Tenant's obligations and shall be repayable to the Tenant only after the end of the tenancy and then without interest and after deduction there from of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part. The deposit will be protected with an appropriate Scheme during the tenancy. At the end of the tenancy, if any split in the deposit is agreed by the Landlord and the Tenant this will be returned to the Tenant within ten days by them. However, if there is a dispute between the Landlord and the Tenant and the split cannot be agreed, the

Alternative Dispute Resolution Service will decide how the money will be split. The Scheme will then pay the money out within ten days of their decision and there can be no recourse through the courts for this decision.

**4.4** If two or more persons are together the Tenant their obligations to the Landlord shall be joint and several.

**4.5** Where Tenant asks for tenancy termination earlier than the stated term the Tenant will then be responsible for all costs incurred. Such request should be approved by the Landlord.

**4.6** Any notices or other documents shall be deemed served on the Tenant by either being left at the Premises or by being sent to the Tenant at the Premises by post or email.

**4.7** References to masculine gender include the feminine; to the singular include the plural; and to "month" mean calendar month.

**4.8** This Agreement shall take effect subject to the provisions of Section 11 of the Landlord and Tenant Act 1985 if applicable to the Tenancy.

**4.9** NOTICE UNDER SECTION 48 OF THE LANDLORD AND TENANT ACT 1987. Tenant is hereby notified that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address: **117 Junction Road, London N19 5PX**

Signed \_\_\_\_\_  
(The Landlord) (For & On behalf of the Landlord)

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Tenant 1: Name Thomas Kinirons

Signature T. Kinirons

Tenant 2: Name Luz Wollocombe

Signature L. Wollocombe