

Ali v Landlord: deposit and repairs claim (demo)

6 documents · 14 pages · Page numbers and Bates numbers from ALI-000001

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ASSURED SHORTHOLD TENANCY AGREEMENT

(Extract: pages 1, 4 and 9 of 9. Fictional document for a NoCutoff demo.)

Property	Flat 2, 14 Orchard Street, Exampletown EX1 2AB
Landlord	Jane Landlord, 3 Hill View, Exampletown EX4 9QQ
Tenant	Ahmed Ali
Term	12 months from 1 September 2023
Rent	£850 per calendar month, payable in advance on the 1st of each month
Deposit	£980, protected with an authorised tenancy deposit scheme within 30 days

1. The Tenant agrees

1.1 To pay the Rent on the days and in the manner set out above.

1.2 To keep the interior of the Property in good and clean condition, fair wear and tear excepted, and to report promptly to the Landlord in writing any disrepair or defect in the Property.

1.3 To allow the Landlord or the Landlord's agent, on at least 24 hours' written notice, access to the Property at reasonable times to inspect its condition and to carry out repairs.

4. The Landlord agrees

4.1 To keep in repair the structure and exterior of the Property, including drains, gutters and external pipes.

4.2 To keep in repair and proper working order the installations in the Property for the supply of water, gas and electricity, for sanitation, and for space heating and heating water.

4.3 To carry out repairs for which the Landlord is responsible within a reasonable time of being notified of the need for them.

5. The Deposit

5.1 The Deposit will be returned to the Tenant at the end of the Tenancy, less any amounts properly deducted for damage to the Property (other than fair wear and tear), unpaid Rent or other sums due under this Agreement.

5.2 Any deduction must be explained to the Tenant in writing, with evidence of the cost.

Signatures

Signed by the parties on 1 September 2023.

Jane Landlord (Landlord)

Ahmed Ali (Tenant)

DEPOSIT RECEIPT

Date: 01/09/2023

Received from: Ahmed Ali

Property: Flat 2, 14 Orchard Street

Amount: £980.00 (nine hundred and eighty pounds)

Paid by: bank transfer, ref ALI-DEP

Received by: Jane Landlord

Signed: _____ J. Landlord _____

Fictional document for a NoCutoff demo.

Ahmed Ali
Flat 2, 14 Orchard Street
Exometown EX1 2AB

Jane Landlord
3 Hill View
Exometown EX4 9QQ

15 January 2024

Request for repairs: heating and bathroom ceiling, Flat 2, 14 Orchard Street

Dear Ms Landlord,

I am writing to report two problems at the flat. The heating stopped working on 8 January 2024 and has not worked since. I reported this to you by email on the same day. There is also a damp patch on the bathroom ceiling that has grown over the last two weeks and now has black mould on it.

Under clause 4.2 of the tenancy agreement you are responsible for keeping the heating in working order, and under clause 4.3 for carrying out repairs within a reasonable time.

Please arrange for an engineer to repair the heating and for the cause of the damp to be investigated by 29 January 2024. I can give access on any weekday after 4pm with 24 hours' notice.

I enclose photographs of the ceiling.

Yours sincerely,

Ahmed Ali

Fictional document for a NoCutoff demo.

EMAIL RECORD

Tenancy dispute

Period: **Mon, 4 Dec 2023 09:00:00 +0000** to **Tue, 12 Mar 2024 14:25:10 +0100 (CET)** (dates exactly as written in the Date header)

5

emails in this document

1

emails with attachments

1

attachments listed (not embedded)

0

different addresses in From, To, Cc

2 emails have a missing or unreadable Date header and are placed at the end.

SOURCE FILES

File	Size	SHA-256
Tenancy dispute.mbox	7 KB	f8591d8da13d899af3085cd5d6c9ab964cea2bcea0adbbaf46364cf9e25f0c82

Generated 20 October 2026, 19:18 UTC by nocutoff.com from the files above. The SHA-256 fingerprint lets anyone check that the same export file was used. Subject, From, To, Cc and Date are copied from each email's headers; the text is the email's plain-text version, or its HTML version converted to text. Attachments are listed by name and size and are not reproduced. This document is a readable copy of the export, not a certified record.

Email #1

Tenancy dispute.mbox

Réunion au café

Date Mon, 4 Dec 2023 09:00:00 +0000
From jane.landlord@example.com
To Ahmed Ali <ahmed@example.org>
Cc agent@lettings.example.net, "O'Brien, Pat" <pat@lettings.example.net>

Bonjour Ahmed,
On se voit au café crème à 10h ? Le loyer de 850 € reste inchangé.

Email #2

Tenancy dispute.mbox

Deposit receipt

Date Fri, 5 Jan 2024 18:30:00 -0500
From Ahmed Ali <ahmed@example.org>
To jane.landlord@example.com

Hi Jane,

Receipt attached. As I said
From the start, the deposit was 1,700 €.

Ahmed

ATTACHMENT (LISTED, NOT INCLUDED)

- Résumé deposit.pdf · application/pdf · 3 KB

Email #3

Tenancy dispute.mbox

بخصوص الإيجار (rent)

Date Tue, 12 Mar 2024 14:25:10 +0100 (CET)
From <ahmed@example.org> أحمد علي
To "Landlord, Jane" <jane.landlord@example.com>

Dear Jane,

The heating has been broken since 1 March. This is a long line that will certainly be wrapped by the quoted-printable encoder because it is longer than seventy-six characters.

Ahmed – مع التحية

Email #4

Tenancy dispute.mbox

Photos from the trip 🌂 and the invoice ✓

Date (no date)
From Bank <no-reply@bank.example>
To ahmed@example.org

Your statement is ready.

- Rent paid: €850

- Fee: £0

Line one

Line two

Email #5

Tenancy dispute.mbox

Undated note

Date sometime last week
From Pat <pat@lettings.example.net>
To ahmed@example.org

Short note with no date.

From now on, please pay the rent to the new account.

All emails in this document

#	Date	From	Subject
1	2023-12-04 09:00	jane.landlord@example.com	Réunion au café
2	2024-01-05 18:30	Ahmed Ali <ahmed@example.org>	Deposit receipt · 1 att.
3	2024-03-12 14:25	<ahmed@example.org> أحمد علي	بخصوص الإيجار (rent)
4	(no date)	Bank <no-reply@bank.example>	Photos from the trip 🌴 and the invoice ✅
5	sometime last week	Pat <pat@lettings.example.net>	Undated note

Dates in the index are shown as year-month-day and hour:minute in each email's own time zone, taken from its Date header.

End of record · 5 emails · nocutoff.com

WHATSAPP CONVERSATION RECORD

Priya Verma

Participants: **Rahul Sharma, Priya Verma**

Period: **12/03/2024 14:20:11** to **15/03/2024 08:20:00** (dates and times exactly as written in the export)

24

messages in this document

4

voice messages (listed, not transcribed)

1

photos

0

videos (first frame shown)

Source file	Size	SHA-256
WhatsApp Chat - Priya Verma.zip	0.1 MB	fd6d45b23d8ec7a02d11b4d4070f65be1ef32e9d1525dc27c7731c989bd8cff0

Generated 20 October 2026, 19:18 UTC by nocutoff.com from the file above. The SHA-256 fingerprint lets anyone check that the same export file was used. Messages are copied from the export as written. Voice messages are listed by file name and length, not transcribed. This document is a readable copy of the export, not a certified record.

12/03/2024

#1 14:20:11 · Priya & Rahul: Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them.

- Rahul Sharma

Hi Priya, are we still meeting tomorrow?

#2 12/03/2024 14:21:02
- Priya Verma

Yes! 10am at the office.

#3 12/03/2024 14:22:30
- Priya Verma

I will bring the documents.
And the keys too.

#4 12/03/2024 14:23:00
- Priya Verma

Voice message · 0:07 · 00000004-AUDIO-2024-03-12-14-25-10.opus

#5 12/03/2024 14:25:10
- Rahul Sharma

Ok 👍

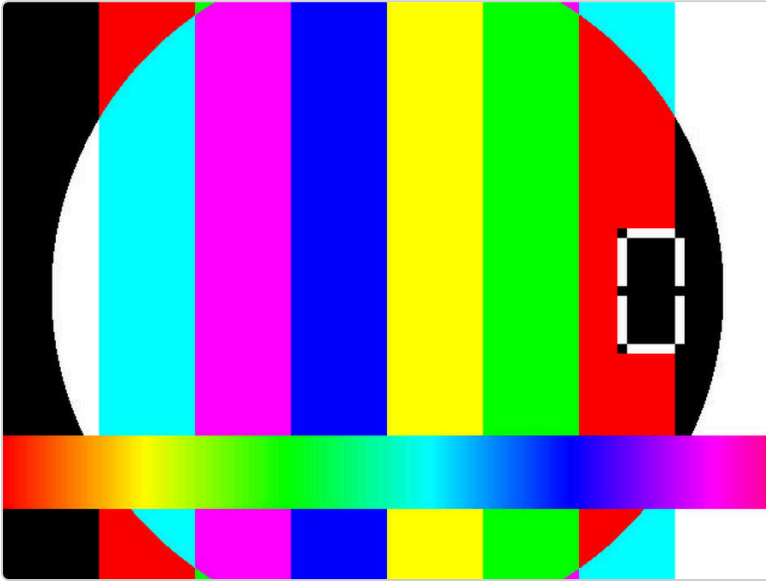
#6 12/03/2024 14:26:40
- Rahul Sharma

What about the deposit?

#7 12/03/2024 14:59:12

Priya Verma

#8 12/03/2024 15:01:00



[photo: 00000007-PHOTO-2024-03-12-15-01-00.jpg]

Priya Verma

#9 12/03/2024 15:01:30

This is the receipt

13/03/2024

Rahul Sharma

#10 13/03/2024 09:02:44

Voice message · 0:09 · 00000009-AUDIO-2024-03-13-09-02-44.opus

Priya Verma

#11 13/03/2024 09:05:00

Received, thank you.

Priya Verma

#12 13/03/2024 09:06:10

See you later

Rahul Sharma

#13 13/03/2024 12:30:00

Running late, sorry

Priya Verma

#14 13/03/2024 12:31:00

No problem

14/03/2024

Rahul Sharma

#15 14/03/2024 18:40:01

Voice message · 0:06 · 00000015-AUDIO-2024-03-14-18-40-01.opus

Priya Verma

#16 14/03/2024 18:42:00

Thursday at three works.

Priya Verma

#17 14/03/2024 18:43:00

I'll bring the signed contract.

15/03/2024

Rahul Sharma Good morning	#18 15/03/2024 08:00:00
Priya Verma Morning!	#19 15/03/2024 08:10:00
Priya Verma Voice message · 0:07 · 00000020-AUDIO-2024-03-15-08-11-30.opus	#20 15/03/2024 08:11:30
Rahul Sharma 900 euro is fine.	#21 15/03/2024 08:15:00
Rahul Sharma Two months deposit too?	#22 15/03/2024 08:16:00
Priya Verma Yes	#23 15/03/2024 08:17:00
Rahul Sharma Deal. See you Thursday.	#24 15/03/2024 08:20:00

End of record · 24 messages · nocutoff.com

