**GIDLA & ASSOCIATES **

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**350-6259**

4th of December, 2012

Director/Chairman

Legal Aid and Advisory Authority

Corner Edward and Oxford Streets

Port of Spain

Dear Sir,

**Re: your reference: LA/NOV21/RR/wf/ Encroachment of property owned by Edris Carrington (deceased)**

We are instructed by Donald Fraser Cumberbatch of Upper Belmont Valley Road, La Fond Lands, Belmont that they received a letter of 21st November, 2012 instance.

The letter alleges that Mr. Donald Fraser Cumberbatch is encroaching your clients property and that she is a potential beneficiary.

We too are in favour of an amicable settlement. However, to help us further in advising our client, we request you to send a copy of the letters of administration and also the copy of the survey which you stated you have in your possession.

Please be guided

Yours respectfully

C.R.Gidla

We Act for Mr. Adrian Ache, the owner of the above captioned property.

We have been instructed by Mr. Adrian Ache that he is in the process of regularizing the properties and possibly in disposing the properties he owns in Arima and Environs.

We have been instructed that you are a tenant of the above captioned parcel of land who has built a chattel house on the property before 1981. As per Section 4 of the Land Tenants ( Security of Tenure Act, 1981) you would be statutory tenant for 30 years until May 31st , 2011. The said section also provides for the renewal of the lease for a further period of 30years, on the condition that the tenant serve on the landlord a written notice of renewal of at least six months before the expiration of the original term of the statutory lease, which is the 30th of November, 2010. However, the act was amended to allow statutory tenants to give their land lord notice of the renewal of the lease on or before 31st of May, 2011.

Mr. Adrian Ache instructs us that notice of renewal was not served on him, hence you are no longer a statutory tenant and are not protected by the Act.

**Your tenancy is now terminated and no longer comes under the statutory tenancy.**

Have you been a statutory tenant the act provides that you have an option to purchase the land for half the market price. This option should have been used by a written notice to the land lord. We inform you that you have lost that option to purchase the land at half the market price.

However, Mr. Adrian Ache instructs us he would still give you one more opportunity to purchase the land for half the market price, which would be determined by a valuator mutually agreed by both you and him. This option remains open for one month from the receipt of this letter. If we do not hear from you within that time, legal action will be taken to evict you from the parcel of land situate at the above address and may compensate you for the structure you built on the said parcel of land.

Please be guided accordingly

Yours faithfully

Christopher Ross Gidla

Attorney at Law