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4/11/2013

Mr. Vikram Rampersad

Pasea

Tunapuna

Dear Sir,

**Re: Rental of premises situate at Vantaaz, Avenue, Via Mohan, Street, Factory Road, Piarco.**

We Act for Rajesh Ramsawak, of Sangre Grande.

This letter is preaction protocol letter written in accordance with the practice direction issued by the Honourable Chief Justice, pursuant to Part of 4 of the Civil Proceedings rules, 1998 ( as amended) in relation to the Pre action Protocols.

Our Client informs us he is client of yours renting three apartments from you situate at Vantaaz Avenue, Piarco.

Our client informs us that you have asked him on 2nd of November, 2013 to vacate the premises by 5th of November, 2013.

As you are aware as per the landlord and tenancy laws of Trinidad and Tobago, minimum of 30 days ( full cycle days) notice is needed to be given for vacating the premises.

Our client also informs us that a number of events has happened which are clear breach of the term where the tenant should peaceably hold and the enjoy the premises during the tenancy by the landlord or any person rightfully claiming under or in trust for him.

**Particulars**

1. On 2nd of November, 2013 Ms.Tara Rampersad called our client and asked him to leave the premises within two days without giving him a notice to quit.
2. A relative of yours by the name of Ramdeo Ramrattan, came into one the apartments and held the occupier of that apartment and tried to sexually assault her.
3. The pump for the hot water is turned off in an attempt to make my client leave the premises
4. The house located at the end , was leaking and inspite of the repeated requests, you did not do anything to rectify the situation.
5. First house was flooding and again nothing was done to rectify it. Due to that flooding My client’s furniture was damaged in the sum of $30,000
6. My Client has spent $25,000 each of furnishinings in the apartment and Ms. Tara Rampersad was harassing him to leave everything and go.

In these circumstances my client has incurred damages.

My client is claiming the damages in the vicinity of $50,000 and should you not reply within 14 days of the receipt of this letter I have instructions to proceed against you legally in the court of law and you would be incurring further expenses of court costs etc

Please be guided

Yours faithfully

Christopher Ross Gidla

Attorney at Law