

Steel Services
c/o Martin Russell Jones
5 Watford Way
London NW4

= / from Mr Ladosky
Compare this
letter with the
one he sent me
dated 25 Jan 01

Mr M L
Flat
Jefferson House
11 Basil Street
London SW3 1AX

2nd January 2001

(should read
'2002')

Dear Sir,

We refer to our letters to Nucleus of the 14th and 27th November and to their letter of the 20th November to the arbitrator.

The arbitration which you have undertaken and which you have now suspended, or cancelled, has caused this company financial loss.

Your appointment of an arbitrator where no dispute existed was inappropriate, frivolous and vexatious and, presumably, motivated by your umbrage at this company's letter of complaint to you relating to the cooking smells emanating from your flat. It is, we suggest, more than a casual coincidence that since our complaint you have taken steps which are totally unnecessary. You were presumably satisfied with the management of the building for many years previously and have now caused all parties considerable financial loss.

This company has incurred legal fees amounting to £705 including VAT and surveyors fees of £881 including VAT. These fees were incurred pursuant to your application for the appointment of an arbitrator to advise us in relation to that matter. We do not propose to repeat the contents of our letters to your advisors, which fully set out our case.

For what?
which letters?

We require payment of the above amounts within fourteen days, failing which we shall take such appropriate steps as may be available to us, including issuing proceedings against you without further notice.

(A)

As previously stated, on numerous occasions, should you wish to inspect the management receipts for the building, you are welcome to do so by appointment at the offices of our managing agents.

Lastly, we have been informed by the porter of the building, that your front door is consistently left open. Further complaints have been received concerning the cooking smells from your flat. Please note that your front door must be kept closed at all times, save for access and egress. We should also be grateful, if, when cooking, both the front door and inner door of your property are closed and extraction used at all times. May we also suggest that the windows in your flat are kept open to aid ventilation during cooking, as clearly we can not continue to tolerate pollution to the common areas of the block. We make these requests to you in the politest fashion on behalf of your fellow tenants and trust there will be no further need to labour this point.

Yours faithfully

STEEL SERVICES LTD

(A) And 'Steel Services'
did Miss. See Parkman
& Askel 28 Jan 02 letter
to this resident +
26 Feb 02 Central London
County Court claim for
£1,532.50

This resident
was an
elderly
gentleman
= An easy
target for
intimidation