

27. On 12<sup>th</sup> July 2017, Mr Neville Gray, the Claimants repairs surveyor attended the Defendant's flat to investigate reports of low water pressure to the flats above the Defendant's flat but the Defendant refused him access. Mr Neville Gray attended the Defendant's flat again at about 5:39pm following reports from the leaseholder of flat 117 Burncroft House that the water supply had stopped completely, but the Defendant also refused him access. The Defendant later shouted abuse and swear words at Mr Gray and would not allow him to approach his car. Mr Gray has provided a witness statement in relation to this incident.

28. The Defendant is in breach of the following conditions of his tenancy agreement;

- i. Condition 10 – "You must not act in any way which causes, or is likely to cause, a nuisance or annoyance or is anti-social."
- ii. Condition 21 – "You must not abuse, harass, make offensive comments and/or malicious allegations, use or threaten to use violence against any of our officers or agents, or against a councillor. This applies at any time and in any place. We may report the matter to the Police".
- iii. Condition 31 – "You must take care not to cause damage to your property or the property of your neighbours".
- iv. Condition 33 – "You must keep the inside of your property clean and in reasonable decorative order".
- v. Condition 34 – "You must not use the property in any way that may cause a health and safety hazard or encourage vermin and/or pests (for example, by hoarding items inappropriately)"
- vi. Condition 53 – "You must keep the inside of the property, the fixtures and fittings and glass in the property in good repair during the tenancy"

29. I have corresponded with the Defendant regarding the reports of anti-social behaviour made against him by his neighbours and invited him to meetings with his mother Lorraine Cordell but he declined to attend. Letters were sent to him on 29<sup>th</sup> November 2016 inviting him for a meeting on 6<sup>th</sup> December 2016, 31<sup>st</sup>