HM Courts & Tribunals Service

Courts and Tribunals Service Centre
Telephone: **0300 123 7050**
(Monday to Friday, 9am to 5pm)
Call charges: www.gov.uk/call-charges

Londonist DMC Ltd
5 GREAT JAMES STREET
LONDON
WC1N 3DB

0000066

t611851/0106/0000066

Case number:
746MC819
Respond by:
4pm 02 December 2025

Dear Londonist DMC Ltd

03 November 2025

You have been named as a respondent in a money claims case

We are contacting you because Deniz Callens has made a money claim against you for 1750 including interest and the claim fee. The claim is enclosed with this letter.

A money claim is when someone says you owe them money and takes legal action against you to get it back.

What you need to do

You must respond to the claim, by telling us whether you agree with the claim or not. You can do this yourself or you can pay a solicitor to do it for you.

How to respond yourself

Create, or sign-in to, a money claims account.

Go to: **www.gov.uk/hmcts/respond-money-claim**

1. **Respond to claim** https://www.moneyclaims.service.gov.uk/first-contact/start
2. **Enter the claim number** 746MC819
3. **Enter the security code** BDH5ENHMSYPZ (this code can only be used once)
4. **Create an account** - after creating an account you'll be sent an email with a link to verify your account, or **sign-in to your existing account** – do not create a new account

How your solicitor can respond for you

Your solicitor should create, or sign-in to, a MyHMCTS account.

They must go to: **https://www.gov.uk/guidance/myhmcts-online-case-management-for-legal-professionals.** They'll need to enter (or use) the 16-digit reference 1762197572586717 to register with MyHMCTS.

Response deadline

You should create a money claims account to respond or request more time.

You must do this by **4pm 02 December 2025**

t611851/0206/0000066

After you respond

You can check on the progress of this case by logging in to your online account.

When there is an update to the claim you will be notified by email.

Help if you need support to claim online

You can phone the Digital Support helpline if you:

- do not feel confident using the internet
- do not have access to a computer or smartphone

Digital Support helpline
Telephone: 03300 160051
Monday to Friday, 9am to 5pm
Closed on bank holidays
Text FORM to 60777 and someone will call you back

If you would like to respond by post please go to https://www.gov.uk/respond-to-court-claim-for-money/respond-to-a-claim-by-post

Yours sincerely

Courts and Tribunals Service Centre team
HM Courts and Tribunals Service

Claim form

Claim number: 746MC819

Received on: 03 November 2025 at 19:23 PM
Issued on: 03 Nov 2025

t611851/0306/0000066

1. Claimant details

Name	Deniz Callens
Address	Unit 160410 PO Box 7169 POOLE BH15 9EL
Date of birth	24 June 2003
Telephone number	+447350198476
Email address	deniz.callens@outlook.com

2. Defendant details

Company name	Londonist DMC Ltd
Contact person	Vlad Huminiuc, Finance Assistant
Address	5 GREAT JAMES STREET LONDON WC1N 3DB
Telephone number	+442072871912
Email address	legal@londonist.co.uk

3. Claim

Reason for claim	The Defendant, a student accommodation provider, failed to return a tenancy deposit of £250 after the tenancy ended and the contractual refund period expired. Furthermore, the Defendant breached their statutory duties under the Housing Act 2004. For two separate deposits paid by the Claimant, the Defendant failed to provide the legally required information confirming that the deposits were protected in a government-approved tenancy deposit

I611851/0406/0000066

	scheme. The claim is for the unpaid deposit, plus the statutory penalty for each of the two breaches of the Tenancy Deposit Protection legislation.
Timeline of events	
26 February 2025	Paid first deposit of £250. The Defendant failed to provide the legally required deposit protection information within the following 30 days.
9 July 2025	Paid second deposit of £250. The Defendant again failed to provide the legally required deposit protection information within the following 30 days.
20 September 2025	Final tenancy ended. The contractual 6-week period for the return of the second deposit began.
5 October 2025	Emailed the Defendant to chase for both deposits, as the first was already overdue.
7 October 2025	Defendant's employee, Vlad Huminiuc, replied, apologised for the delay, and promised payment would be processed 'anytime next week'.
16 October 2025	The first deposit was finally returned. I emailed the Defendant to acknowledge the partial payment and demand the remaining £250.
2 November 2025	The 6-week contractual refund period for the second deposit expired. The £250 became officially overdue.
3 November 2025	The second deposit of £250 remains unpaid. The Defendant has broken their

	promise to pay and is in breach of contract and statute.

Evidence type	
Contracts and agreements	Licence Agreements for two tenancies (Invoices #34658 & #38848), which detail the deposit amounts and prove the omission of any deposit protection scheme information.
Letters, emails and other correspondence	Email chain from 5 Oct 2025 to 16 Oct 2025, including the Defendant's admission of delay, their broken promise to pay, and the Claimant's formal chasers.
Statement of account	Bank statements showing the original payment of two £250 deposits to the Defendant and confirming the non-receipt of the second £250 refund.
Other	Invoices #34658, #38848, and #38850 issued by the Defendant, which confirm the tenancy dates and financial arrangements.

4. Claim amount details	
Claim amount items	
Unpaid second tenancy deposit	£250.00
Statutory penalty for non-protection of first deposit	£750.00
Statutory penalty for non-protection of second deposit	£750.00
Total interest	£0.44
How interest was calculated	Break down interest for different periods of time, or items
Interest end date	
Interest rate claimed	
Explanation of rate claimed	
Date interest claimed from	3 November 2025
Explanation of date interest is claimed from	

5. Total amount	
Claim amount	£1750.00
Total interested claim to date of submission	£0.44

t611851/0506/0000066

Claim fee	£115.00
Total	£1865.44

6. Statement of truth

I believe that the facts stated in this claim form are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Deniz Callens

03 November 2025

t611851/0606/0000066