

IN THE GRENFELL TOWER INQUIRY

PHASE 2 WITNESS STATEMENT OF RAMIRO URBANO

EXHIBIT RU/1

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

INTRODUCTORY

TENANCY AGREEMENT

SECURE TENANTS

If your tenancy is marked above as a **SECURE** tenancy then the information for Introductory Tenants below does not apply to you. However, you should read the remainder of the agreement carefully to ensure that you fully understand your rights and responsibilities.

INTRODUCTORY TENANTS

If your tenancy is marked above as an **INTRODUCTORY** tenancy, please read the information below carefully. It provides a summary of your rights and responsibilities as an introductory tenant.

- (i) There are two types of council tenancy:
- an **introductory** tenancy
 - a **secure** tenancy
- (ii) You are starting your tenancy as an **introductory tenant**. As an introductory tenant you have **fewer legal rights** than a secure tenant.
- (iii) Your introductory tenancy is a **trial period**. You must show us that you are responsible enough to keep your council home. You must:
- not behave anti-socially, cause a nuisance or harass other people; and
 - pay your rent on time and not allow your account to fall into arrears; and
 - look after your home.
- (iv) If you break any of the rules in this agreement we can evict you. As an introductory tenant you can be evicted much more quickly and more easily than a secure tenant. But if you show us that you can act responsibly, you will **automatically** become a secure tenant after twelve months.
- (v) When you become a **secure tenant** you get the full legal rights of a Council tenant. That means you keep your home as long as you want it unless there is a legal reason why the Council wants to take it back (called a 'ground for possession' in the Housing Act). A court has to agree with the council's request to evict you or to move you to another home. This could be for one of two reasons:

1.1 This agreement is made between:

THE LANDLORD

The landlord is the Royal Borough of Kensington and Chelsea.

THE TENANT(S)

The persons listed in the box below are the tenants and where a joint tenancy exists they are both jointly and severally liable for all the terms of the tenancy.

Title	Surname	First Name	D.O.B.	NI Number
Miss	Ramirez	Adriana		
Mr	Urbano	Ramiro		

1.2 The landlord grants and the tenant accepts, the tenancy of the property listed below starting on the tenancy commencement date specified including and subject to the following terms and conditions. The landlord's agents as stated below currently manage the property.

1.3 **The landlord's main address**

Town Hall
Hornton Street
London
W8 7NX

This is the landlord's address for the serving of notices, including notices in court proceedings.

1.4 **The landlord's agents**

The Royal Borough of Kensington & Chelsea Tenant Management Organisation (TMO)

1.5 **The agent's address**

The Network Hub
292a Kensal Road
London W10 5BE

1.6 **False information**

It is a term of this tenancy agreement that the tenant (or anyone acting for the tenant) must not have knowingly made a false statement to the landlord or the landlord's agent in order to obtain the tenancy.

1.7 **Amendments to legislation**

Any reference in this tenancy agreement to an Act of Parliament refers to that Act as it applies at the date of this agreement and any later amendment or re-enactment of it.

1.8 Rights of third parties

The provision of the Contracts (Rights of Third Parties) Act 1999 will not apply to this tenancy agreement, which means that not one of the terms of this tenancy agreement can be enforced other than by either the tenant or the landlord.

1.9 The property

This is the property let to the tenants(s) and the term "the property" when used throughout this agreement shall be construed accordingly.

Property address	Floor	No. of rooms
176 Grenfell Tower	17 th	2
Launceston West Estate		
Launceston Hill 17Q		

Date gas/electricity safety certificate provided	Value of decoration vouchers	Proof of ID and passport photo of tenant(s)

1.10 Persons residing in the property (other than the tenant(s))

Surname	Other name	Relationship to tenant	Date of birth
Urbano	Melanie	Daughter	
Urbano	Jessica	Daughter	04.07.04

The maximum number of people who can occupy the property is []

1.11

How would you best describe your race or ethnic group? If there is more than one person on the tenancy please tick the relevant box for each person.

1.13 The rent and service charges

The tenancy is for an initial term of one week and continuing weekly thereafter until determined. The weekly rent and service charge is payable in advance every Monday.

Charges	Amount
Rent	£110.95
Water and sewerage	£7.52
Heating Charges/Hot Water	£15.52
Service Charge	£19.96
Community Alarm Service Charge	/
Support Charge	/
Other	/
Total weekly payment	£153.95

1.14 Tenancy commencement date

This tenancy is a weekly periodic tenancy commencing on: Monday September 30 2013

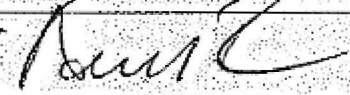
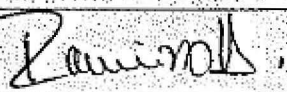

1.15 Keys

Key to	Number of keys	Issued by
Front door		
Rear door		
Communal door		
Sheds		
Windows		
Parking area		
Other locks		

6.

SIGNATURES

The tenant acknowledges the receipt of the keys, a copy of the tenant's handbook and agrees to all the terms within this agreement.

Signed tenant (1)		Date
Print name	ADRIANA RAMIREZ	23/9/13
Signed tenant (2)		Date
Print name	RAMIRO URBANO	23/9/13
Signed landlord or agent		Date
Print name	Oufumilayo Ciesar	23/09/13

Last Reviewed 26/05/2006)