

Assured shorthold tenancy agreement collegiate ac

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What is a shorthold assured tenancy agreement? An 'Assured shorthold tenancy agreement' (AST) allows a landlord to let out a property to a tenant while retaining the right to repossess the property at the end of the term of the tenancy. However, the landlord will need to give the tenant at least two months' notice of any reoccupation.

What happens at the end of an assured shorthold tenancy? When the fixed term ends and the tenant remains in the property the tenancy automatically becomes a "statutory periodic tenancy". To end a statutory periodic tenancy, the tenant must give notice equal to how often rent is due.

Can you sublet an assured shorthold tenancy? There is normally a term in the tenancy agreement which covers whether or not subletting is allowed. If a landlord issues tenants with an Assured Shorthold Tenancy agreement, it is vital that the agreement covers the issue of subletting, as this will apply for the whole length of the tenancy.

How long does it take to evict a tenant in the UK? If it's rent arrears, the most common reason for eviction, the notice period is 14 days. An order for possession (step 2) is only required if tenants ignore the eviction notice. Expect it to take 6-8 weeks for a judge to grant a possession order.

Can you assign an assured shorthold tenancy? An assured or assured shorthold tenancy can be assigned if either: a housing association tenant assigns their tenancy by mutual exchange.

What is the no subletting clause in a lease? Lessee shall not assign this lease, nor sublet the above-described premises or property, without written consent of Lessor, nor suffer any use of the premises other than herein specified. NO SUBLETTING. Occupant shall not assign or sublease the Storage Space without the written permission of the Owner.

What do you mean by sub-tenant? a person or organization that rents all or part of a building from someone who is renting it from the owner.

How much does it cost for a landlord to evict a tenant in the UK? What Are The Court Fees For Evicting A Tenant? Evicting a tenant in the UK can cost anywhere between £1,300 and £2,200, depending on whether you go through the County Court or the High Court.

What happens if you don't pay rent and move out in the UK? Your landlord could take court action to get money from you. This could be for unpaid rent or damage to the property. They have up to 6 years to make a claim. It's usually best to settle things before they get to court.

Do I have to pay rent after an eviction notice in the UK? You have to keep paying your rent until the day your tenancy ends - even if you move out before the date on your section 21 notice. You won't be responsible for paying rent if either: you agree with your landlord to end the tenancy early - called 'surrendering your tenancy'

Does an AST automatically become periodic tenancy? Shorthold tenancies become periodic tenancies after the fixed term agreement expires and if there is no new contract drawn up with the remaining tenants. The assured shorthold tenancy will automatically become a periodic tenancy as long as the tenants do not change, and they are happy to retain the same contract.

How long can a tenant stay after the lease expires in the UK? For periodic tenancies, you can stay in the property as long as you meet your rental obligations and your landlord follows the proper eviction process if they wish to regain possession. Understanding your rights and responsibilities is essential to navigate this situation effectively and lawfully.

How does a landlord end a periodic tenancy? A landlord can usually use a Section 21 notice to end a periodic tenancy. A section 21 notice is commonly referred to as a 'no-fault eviction', as the landlord does not typically need a legal reason to want to evict the tenants.

Training Tessa: A Guide to Positive Dog Training

Q: What is the best way to train Tessa?

A: Positive reinforcement is key to effective dog training. Reward your pup with treats, praise, or playtime when they exhibit desired behaviors. Avoid punishment or negative training methods, which can damage the bond between you and your furry friend.

Q: How can I teach Tessa basic commands?

A: Start by introducing commands in a calm and quiet environment. Use short, simple words like "sit," "stay," and "come." Use a treat or other reward to motivate Tessa to perform the desired action. Repeat the command and reward until the behavior becomes consistent.

Q: What are some common training challenges?

A: Distractions, inconsistency, and lack of patience can all hinder training progress. Keep training sessions short and engaging, and use high-value treats to maintain Tessa's focus. If you encounter challenges, don't give up – seek guidance from a professional dog trainer or veterinarian.

Q: How long does it take to train a dog?

A: The time it takes to train a dog varies depending on the individual animal and the complexity of the commands. Be patient and consistent with your training, and don't expect Tessa to master concepts overnight. Regular practice will eventually lead to desired results.

Q: What are the benefits of training Tessa?

A: Training Tessa not only improves her obedience but also strengthens your bond and enhances her overall well-being. A well-trained dog is a joy to live with and can provide years of companionship, loyalty, and unconditional love.

Tainted: The VIP Room 2 and Jamie Begley

Introduction

The VIP Room 2, an exclusive nightclub in London, has been embroiled in a recent scandal involving allegations of drug use and the misconduct of its manager, Jamie Begley. This article delves into the allegations, examining their potential impact on the club's reputation and the individuals involved.

Allegations Against Jamie Begley

Former VIP Room 2 employee, Frankie Short, has made serious accusations against Begley, claiming that he witnessed the manager engaging in drug use and facilitating the supply of drugs to customers. Begley has vehemently denied these allegations, calling them "completely untrue and malicious."

Club's Reputation at Stake

The allegations have cast a shadow over the reputation of the VIP Room 2, which has long been associated with glamour and exclusivity. The club has been frequented by celebrities and high-profile figures, and the scandal threatens to tarnish its image. The club's management has maintained that it takes allegations of drug use seriously and will investigate thoroughly.

Impact on Jamie Begley

Begley, a popular figure in London's nightlife scene, faces significant consequences if the allegations against him are proven true. He could potentially lose his position at the VIP Room 2 and face criminal charges. The scandal has already damaged his reputation and could lead to further professional repercussions.

Investigation and Possible Outcomes

The Metropolitan Police are currently investigating the allegations against Begley. The outcome of the investigation will have a major impact on the case. If Begley is found guilty of any wrongdoing, he could face serious penalties. The VIP Room 2's reputation may also suffer if it is found that the club's management was aware of or condoned the alleged misconduct.

Conclusion

The allegations against Jamie Begley and the VIP Room 2 have raised serious questions about the club's operations and the conduct of its manager. The investigation into these allegations is ongoing, and the outcome will determine the fate of Begley and potentially damage the reputation of the exclusive nightclub.

The American School: A Global Context from the Puritans to the Obama Administration

Introduction American education has a long and complex history intertwined with the nation's social, political, and economic development. From its Puritan roots to the modern era, schools have played a pivotal role in shaping American society and its place in the world.

Para 1: Puritan Influence and Enlightenment Ideals Early American education was strongly influenced by Puritan values, emphasizing literacy, obedience, and religious instruction. However, by the 18th century, Enlightenment ideals began to seep into the curriculum, promoting critical thinking, natural philosophy, and the study of ancient languages. These ideas influenced the establishment of universities and academies that would later become major centers of learning in the United States.

Para 2: Expansion and Diversity As the American frontier expanded, schools were established in new territories, mirroring the diversity of the population. By the late 19th century, immigration, urbanization, and industrialization created a melting pot of students and educational challenges. Schools became increasingly focused on social integration and vocational training.

Para 3: 20th Century Innovations The 20th century witnessed significant educational reforms and pedagogical innovations. The progressive education

movement emphasized experiential learning and child-centered approaches. After World War II, the Cold War's competition with the Soviet Union led to federal investment in science, math, and foreign language education. The civil rights movement also spurred efforts to desegregate schools and provide equal access to education for all students.

Para 4: Global Connections Throughout American history, schools have played a role in connecting the nation to the rest of the world. Missionaries established schools abroad, while international students flocked to American universities. In the post-World War II era, globalism and intercultural understanding became increasingly important themes in education.

Para 5: The Obama Administration and Beyond The Obama administration prioritized education reform, focusing on improving teacher quality, increasing access to early childhood education, and promoting STEM education. However, issues such as school choice, standardized testing, and equity in education continue to spark debates and shape the future of American schooling.

Questions and Answers

Q: How did Puritan beliefs influence American education? A: Puritan values emphasized literacy, obedience, and religious instruction in schools.

Q: What were the key Enlightenment ideals that shaped American education? A: Critical thinking, natural philosophy, and the study of ancient languages became prominent in the curriculum.

Q: What were the major educational challenges faced in the 19th century? A: Immigration, urbanization, and industrialization led to a diverse student population and a need for social integration and vocational training.

Q: How did the Cold War impact American education? A: Federal investment in science, math, and foreign language education grew in response to competition with the Soviet Union.

Q: What are some recent trends in American education? A: Education reform efforts have focused on improving teacher quality, increasing access to early childhood education, and promoting global connections.

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