

## Steven Law

---

**From:** [REDACTED]  
**Sent:** 24 January 2020 17:22  
**To:** NIHMO  
**Subject:** Re: 85 Dunluce Avenue

Dear HMO team,

Sorry for all the confusion and all that has happened. Sorry for the late email as well as a lot of patients were very unwell at work. I did not even have time to eat. Chronologically this is what has happened:

1. During April 2019, I was informed by CPS / my tenant that my HMO license had expired. I immediately started the process of getting the application sorted. I hired Mr. Gareth Hughes from CPS to sort this out for me. I hired him to manage my HMO license application as I work in England and am very unfamiliar with the HMO laws. My tenant was informed that the HMO license was under renewal.

As suggested by the agent, we carried out repairs and refurbishment from April to August to comply with the latest HMO guidelines. We submitted the license application in August 2019, thinking it would be processed within 3 months as stated on the Belfast City Council website. In October, I was assured by his team in CPS that the HMO license was sorted.

2. In December I transferred the house back to my father. This was to help me with my tax burden. This was with the help of Donagh-Carey solicitors.

3. I was then informed on the 9th of January by CPS that the license had not been approved yet. This was a huge shock to me as I thought this was sorted from the year before. I then spoke to the HMO office: who advised that a new license application would have to be made if it was under a new owner. I immediately called my lawyer for advice. She informed me that it was already under my dad's name. I then called NIHMO on Friday 17th, explaining the situation. I was advised to email NIHMO and explain the situation before the meeting on 22/1/2020, to see if it was possible to change the licensee name to my dad given he is the main owner. Thus I sent the email on 20/1/2020 and it was acknowledged by an email from NIHMO on 21/1/2020.