**[Your name]**

**[Your address]**

**[Date]**

Dear **[landlord or agent name]**

Re: Right to unwind my tenancy agreement

I am writing about my tenancy of **[address]** which started on **[tenancy start date]**.

When discussing the property on **[date of discussion]** you stated **[set out the landlord’s misleading information or actions]**. I signed the tenancy agreement because of the misleading information I was given.

Since moving in I have discovered that **[set out the true situation]**.

I wish to reject the contract under the provisions of the Consumer Protection from Unfair Trading Regulations 2008, also known as the ‘right to unwind’.

I intend to leave the property on **[date you want to leave]**. The contract will end on that date. I will not be making further rent payments for any period after that date and expect the deposit to be returned promptly.

Please confirm that you accept my right to unwind the contract and arrangements for returning the keys on **[date you want to leave]**.

As I am rejecting the contract within 1 month of the tenancy start date, I am entitled to a full refund of the money paid under the agreement. This includes:

* **£xxx** rent
* **£xxx** deposit
* **[add any other money paid]**

Please confirm when and how this will be returned. **[Provide bank details if you want to]**

If I do not hear from you, I will consider applying to court for an order confirming my right to unwind and damages for financial loss, distress and inconvenience.

I look forward to hearing from you within 3 days.

Yours sincerely