

The full story behind this fraudulent review by Emmanuel Galea – he has never been a tenant, customer or client of ARaja Properties. As you will see, his review of my business is completely unjustified

1. Emmanuel posts an advert on Spareroom looking for a room to rent – see below screenshot:

The screenshot shows a Spareroom advertisement for a double room. At the top left, it says 'Ad ref# 12438397'. At the top right, there are icons for 'Contacted', 'Share', and social media links (WhatsApp, Messenger, Email). The main content is a profile for 'emmanuel', a 42-year-old professional male, who is looking for a double room. The ad includes a photo of Emmanuel, a text description of his requirements, and a list of preferences. On the right side, there is a 'Contact the advertiser' button and a notification that the advertiser is not currently accepting applications. At the bottom right, there is a promotional banner for a competition to win £150 by uploading a video.

Ad ref# 12438397

Contacted Share

emmanuel
42, professional male
Double room wanted

Total budget: £420 pcm

Availability

Available	04 Jun 2020
Minimum term	None
Maximum term	None

Looking in

- Derby
- Nottingham

Amenities required

- furnished room

About me

Age	42
Smoker?	No
Any pets?	No
Language	English
Nationality	British
Occupation	Professional
Gender	Male

New household preferences

Smokers OK?	Yes
Pets OK?	Yes
Occupation	Don't mind
Min age	18
Max age	65
Gender	Males or females

Hi, I'm looking for a long term double room or a studio in Nottingham or close areas, preferably no deposit. I'm hard working and responsible, no pets. If anything is available immediately and can help please let me know, currently I was laid off on the 30th April due to what is happening and on universal credit with an active claim for housing benefit also. My sons live in Nottingham and I want to move close to them, I currently live in Stoke but want to move this coming week. I am actively seeking employment, positive references from my previous employer are available direct with his contact details.

kind regards and thanks for reading, Emmanuel.

WIN £150

Upload a video to your SpareRoom ad and you could **WIN £150**

Find out more

Please note the operative words – “preferably no deposit”. This does not mean it’s an absolute requirement – it simply means it is a preference. We all have preferences – it doesn’t mean we always get them!

2. We exchange the following messages on Spareroom's messaging platform:

Inbox (0) Sent Unreplied Deleted

«Previous thread Conversation with emmanuel galea (no live ads) Next thread»
40 year old Male seeks a double room (view advert)

Add label Add notes

31/05/2020

Hi Emmanuel

I have a house share in Derby which you may be interested in. There are ensuite 2 rooms available. My listing is:

[ref#11836705](#)

I also have another house in Nottingham with 1 non-ensuite room available for £400pm.

All the tenants in my houses are working professionals. I also manage and maintain the house myself.

If you would like to arrange a viewing please send me your contact details or alternatively complete my short online form at:

www.arajaproperties.co.uk/tenant-enquiry-form

I am an accredited landlord with both NLA and DASH so you will have a pleasant experience renting from me. You can also see the many positive reviews left about me from my current and previous tenants by searching for Araja Properties on Google.



Me

www.arajaproperties.co.uk/tenant-enquiry-form

I am an accredited landlord with both NLA and DASH so you will have a pleasant experience renting from me. You can also see the many positive reviews left about me from my current and previous tenants by searching for Araja Properties on Google.

Kind regards
Anish

✓ Message read



emmanuel
galea

Yesterday 6:42 PM

Hi there,

Thanks for the message and it is appreciated. I would be more interested in the Nottingham room if it is available now, as that were I aim to be.

could you please send me photos via whatsapp to

or email address

regards.

Edit:
Phone number and email address deleted, because I respect people's privacy (even when they are abusive, insulting and leave fraudulent reviews of businesses they have never used!)

Today 8:28 AM

Hi, I have just sent you an email. It will be from ARaja Properties. Please give me a call or email me back if you are interested.



Me

✓ Message read

Please note that my Spareroom advert, which I have directed Emmanuel to, clearly states that my rooms have a £200 deposit. I attach a screenshot of my advert:

← Back to my posted ads

🌟 2 x STUNNING ensuite rooms in quality house

Ad Details

Message

Ad ref# 11836705

Mark as unsuitable

Save

Share



2 x ensuite rooms available

*ONE ROOM AVAILABLE FOR A SINGLE PERSON ONLY - £430 per month

ONE ROOM AVAILABLE FOR EITHER A SINGLE PERSON (£450 per month) OR FOR A COUPLE (the rent would be £500pm for a couple)

No fees

Huge double room (suitable for a couple if necessary) with ensuite in a house-share located in an ideal location for Rolls Royce, Bombardier and those requiring access to the A50.

All bills are included (gas/electricity/council tax, water and

Shared property

Derby

DE24

£430 pcm (double/en suite)

£450 pcm (double/en suite)

View on a map



Availability

Available	Now
Minimum term	6 months
Maximum term	None

Extra cost

Deposit (Room 1)	£200.00
Deposit (Room 2)	£200.00
Bills included?	Yes

Amenities

Furnishings	Furnished
Parking	Yes
Garage	No
Garden/terrace	Yes
Balcony/Patio	No
Disabled access	No
Living room	shared
Broadband included	Yes

Contact the advertiser

The advertiser is not currently accepting applications

Similar ads you may like

🌟 2 Stunning ensuite rooms in modern house in Alvaston £430 pcm

Extra Large Studio suite bathroom** £425 pcm

Spacious, Amazing Excellent Location £400 pcm

More from the advertiser

🌟 2 Stunning ensuite rooms in modern house from £430 pcm

At this point, Emmanuel should have looked at my advert and told me that it's not suitable because I require a £200 deposit, which he doesn't want to pay. However, he doesn't say that to me and instead sends me his email address and phone number, as shown on the messages above.

- I then send him a polite email with details of my houses and photos of my rooms available. Please see the email from me below, where I make it clear that the rent is £400 and the deposit is £200:

Room in Nottingham available now Trash x



ARaja Properties <araja.properties@gmail.com>
to galeagib ▾

8:27 AM (3 hours ago)



Hi Emmanuel

Further to our conversation on Spare room, I also attach photos of the 2 rooms available in my house share in Nottingham. One room is available immediately (the teal feature wall) and one room is available at the end of June (the purple feature wall). Please note that I have actually just redecorated the room which is now available, so it is actually painted in grey walls and a dark grey feature wall.

The rooms in Nottingham are both £400 per month including bills.

My house is occupied by young working professionals only. It has 2 bathrooms shared between 4 people (2 people sharing 1 bathroom). There is another room which has an ensuite but that is not available.

If you are interested, please let me know and I'll explain the application process and/or arrange a viewing for you. Before you can move in, you would need to pay the first month's rent of £400 and deposit of £200, and I would need to discuss your universal credit application.

Kind regards
Anish



Anish Raja

Accredited Landlord & Investor

email:

mobile:

ARaja Properties



www.arajaproperties.co.uk

12 Attachments



Reporting abusive pro... — ↗ ×

- Now, please see Emmanuel's reply to my email – where he is rude, insulting and abusive without any provocation:



A GALEA

to me ▾

9:00 AM (3 hours ago)



Hi,

Thanks for your reply, I actually have a place which I'm moving into tomorrow already but I was seeing whats out there.

You clearly read my ad regarding my situation as you made contact with myself offering me a room, so for you to ask me for a months rent and deposit is pathetic, you're pathetic.

Im going to put a post on facebook with my ad next to your replies etc to show the bullshit people have to deal with even when being honest and open so that they dont waste their time.

Idiot.

From: ARaja Properties

Sent: 02 June 2020 07:27

To:

Subject: Room in Nottingham available now



...

[Message clipped] [View entire message](#)

Reporting abusive pro...

5. Now this is my response, which was entirely calm given the abusive message I received:

 **A GALEA** 9:00 AM (3 hours ago)  
to me ▾
Hi,
Thanks for your reply, I actually have a place which I'm moving into tomorrow already but I was seeing whats out there.
You clearly read my ad regarding my situation as you made contact with myself offering me a room, so for you to ask me for a months rent and deposit is pathetic, you're pathetic.
Im going to put a post on facebook with my ad next to your replies etc to show the bullshit people have to deal with even when being honest and open so that they dont waste their time.
Idiot.

From: ARaja Properties
Sent: 02 June 2020 07:27
To:
Subject: Room in Nottingham available now

...
...

[Message clipped] [View entire message](#)

 **ARaja Properties** 9:34 AM (2 hours ago)  
to A ▾
Wow. I'm glad you have shown your true colours.
You have resorted to abusing a potential landlord for no reason.
I feel sorry for your new landlord already!!

...

 **A GALEA** 11:16 AM (53 minutes ago)
You read my ad and you made initial contact with myself, my ad states I am in receipt of housing

Reporting abusive pro...   

6. Emmanuel then proceeds to continue with the abuse in the next email – see below:

**A GALEA**

to me ▾

11:16 AM (11 hours ago)



You read my ad and you made initial contact with myself, my ad states I am in receipt of housing benefit and the reason why, plus I couldn't pay a deposit upfront due to my current circumstance.

For you to then in really small print at the end of your email ask for a month's rent in advance plus deposit is deviopus and pathetic. Potential Landlord? do you think you're something special?

My new landlord found your email idiotic.

From: ARaja Properties**Sent:** 02 June 2020 08:34**To:** A GALEA**Subject:** Re: Room in Nottingham available now

...

...

[Message clipped] [View entire message](#)

7. Finally, Emmanuel leaves a 1* review on my Google business page.

This guy has never used my services, never paid me a penny as a supplier, and has not rented any properties from me. He has a chip on his shoulder and didn't read my advert, where I clearly stated that I require a £200 deposit, before he gave me his email address and phone number.

Therefore this review should be taken with a pinch of salt. Emmanuel clearly has some issues which he has taken out on me!