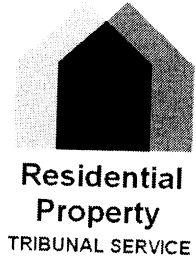


LONDON RENT ASSESSMENT PANEL

DECISION AND REASONS OF RENT ASSESSMENT COMMITTEE
HOUSING ACT 1988 Section 13



Reference: LON/00AT/MNR/2006/0285

Address: 87 Standard Road, Hounslow, Middlesex, TW4 7AR

Landlord: Mrs E McCrea

Tenant: Mr Michael Goodchild

Hearing Date: 7 December 2006

Decision

The Committee does not have jurisdiction to determine this application for the reasons stated below.

Preliminary

An application was received by the Committee dated 8 November 2006. A hearing was offered, neither party attended the hearing nor sent in written representations.

The Law

Under the Housing Act 1988 Section 13(2) as amended the minimum period of notice which must be given before the new rent can take effect is 6 months for a yearly tenancy.

Facts Found

The Landlord's Notice of 24 October 2006 proposed a new rent from 1 October 2006.

Reasons for Decision

The Landlord's Notice does not comply with Section 13(2) as the date of the Notice proposing the new rent is less than 6 months before the date proposed for commencement.

Chairman Mr M Taylor

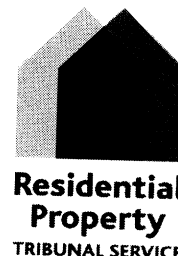
Date 7 December 2006

Committee

Mr M Taylor JP FRICS IRRV
Mrs E Flint DMS FRICS IRRV

LMR 05/AM JG

LONDON RENT ASSESSMENT PANEL



Ref: LON/00AT/MNR/2006/0285

DECISION AND REASONS OF RENT ASSESSMENT COMMITTEE

HOUSING ACT 1988 Section 13

ADDRESS: 87 STANDARD ROAD HOUNSLOW MIDDLESEX TW4 7AR

Landlord: Mrs E McCrea

~~Represented by:~~

Tenant: Mr Michael Goodchild

~~Represented by:~~

Hearing date: 7 December 2006

Decision

The Committee does ^{not.} have jurisdiction to determine this application for the reasons stated below.

Preliminary

An application was received by the Committee ^{dated 8 November 2006}
A hearing was offered... ^{neither party} attended the hearing ^{sent in written representations.}

The Law

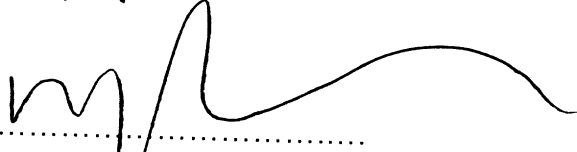
Under the Housing Act 1988 Section 13(2) as amended the minimum period of notice which must be given before the new rent can take effect is 6 months for a yearly tenancy.

Facts found

The Landlord's notice of 24 October 2006 proposed a new rent from 1 December 2006

Reasons for Decision

The Landlord's notice does not comply with Section 13(2) as the ~~stated starting~~ date of the notice ~~is~~ ^{the} proposed new rent is less than 6 months ~~than~~ ^{before} the date proposed for commencement.

Chairman 

Date 7 December 2006,

GF-

Committee

Mr M Taylor JP FRICS IRRV
Mrs E Flint DMS FRICS IRRV
~~Mr L G Packer~~

LMR 05/AM