

C53 17/9

**LONDON RENT ASSESSMENT PANEL**

LON/00AH/MNR/2004/0199/01

DECISION OF RENT ASSESSMENT COMMITTEE

HOUSING ACT 1988 Section

ADDRESS: 11 Cecil Road  
Croydon, Surrey, CR0 3BNLandlord: B Bailey & Co  
Tenant: Mr R James

The Committee considered the application by the tenant Mr R James made on 26 July 2004 referring a Notice of increase in rent dated 5 July 2004. That Notice purported to increase the rent to £150 per week for the above premises with effect from 6 August 2004.

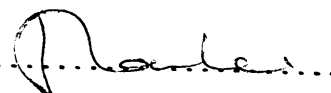
However the original tenancy, which was in fact a monthly tenancy, commenced on 1 August 2003. The Notice of increase from 6 August 2003 was therefore not expressed to take effect on an anniversary of the date of the original tenancy.

The Notice was thus invalid and ineffective. The Committee have no jurisdiction to deal with it.

---

COMMITTEE:Mrs J Charles LLB  
Mr C White FRICS  
Mr O N Miller BSc

Chairman



Date ..13 September 2004.

LMR 65/91