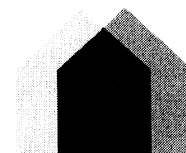


LONDON RENT ASSESSMENT PANEL

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



Residential
Property
TRIBUNAL SERVICE

Reference: LON/00AX/MNR/2006/0273

Address: 60 Haycroft Road, Surbiton, Surrey, KT6 5AU

Landlord's Agent: Carter Bells LLP Solicitors

Represented By:

Tenant: Mr and Mrs G H Smith

Represented By: Mr Smith in person

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 on 20 September 2006. The hearing was attended by Mr Smith and the Landlord's Agent sent in written representations.

The Law

Under the Housing Act 1988 Section 13(2) as amended, the starting date of the new rent must be at the beginning of a period of the tenancy.

Facts Found

The Landlord's Notice dated 13 September 2006 stated the commencement date for the new rent as 18 October 2006 (as Wednesday). The tenancy commenced on 16 March 1992 (a Monday).

Reasons for Decision

The Notice of Increase does not comply with Section 13(2) of the Housing Act 1988 as the starting date of proposed new rent is not at the beginning of a period of the tenancy i.e. a Monday.

Chairman Mr M Taylor

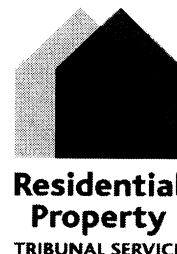
Date 7 December 2006

Committee

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

LMR 05/AM JG

LONDON RENT ASSESSMENT PANEL



Ref: LON/00AX/MNR/2006/0273

DECISION AND REASONS OF RENT ASSESSMENT COMMITTEE

HOUSING ACT 1988 Section 13

ADDRESS: 60 HAYCROFT ROAD SURBITON SURREY KT6 5AU

Landlord: ^{Agent.} Carter Bells LLP Solicitors
~~Represented by:~~

Tenant: Mr & Mrs G H Smith
Represented by: *Mr. Smith in person.*

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 *on 20 September 2006*.
The hearing was ~~offered~~ ^{not} attended the ~~hearing~~ sent in written representations.
by Mr. Smith and the Landlord Agent.

The Law

Under paragraph 4 of the Housing Act 1988 Section 13(2) as amended. the starting date of the new rent must be at the beginning of a period of the tenancy.

Facts found

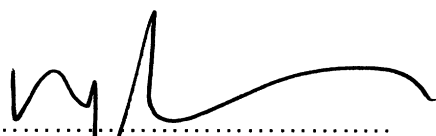
The landlords notice dated 13 September 2006
stated the commencement date for the new rent as
18 October 2006 (a Wednesday). The Tenancy commenced
on 16 March 1992 (a Monday).

Reasons for Decision

The notice of increase does not comply with
Section 13(2) of The Housing Act 1988 as the starting
date of proposed new rent is not at the beginning of a period
of the tenancy i.e a Monday.

Chairman

Date


7 December 2006

Committee

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



LMR 05/AM