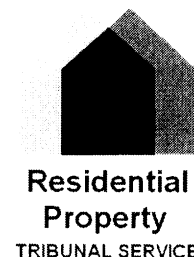


# LONDON RENT ASSESSMENT PANEL

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



Ref: LON/00BB/MNR/2005/0056

**Address:** 15 Manbrough Avenue, East Ham, London E6 6NJ  
**Landlord:** Arhag Housing Association Ltd  
**Tenant:** Ms K Antoine  
**Represented by:** In person  
**Hearing/Meeting date:** 23 May 2005

### Decision

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

### Reasons

An application was received by the Committee on 1 April 2005. A hearing was offered on 23 May 2005. The tenant attended the hearing. The landlord did not attend the hearing and did not make any written representations.

The Tribunal does not have jurisdiction in this case. The tenancy agreement defines 'rent' as being 'the sum of net rent and service charges'. Clause 1(4)(i) of the tenancy agreement provides that no increase in rent shall take effect within one year of the start of the tenancy. In the present case the tenancy commenced on 15 November 2004. The notice of increase is dated 21 February 2005. The notice has been served within one year of the start of the tenancy and therefore the landlord's notice proposing a new rent from 4 April 2005 is not effective. The weekly rent remains at £91.10.

### Committee

Mr S E Carrott LLB  
Mr L Jarero BSc FRICS  
Mr A D Ring

Chairman MR S.E. CARROTT LLB

Date.....23 May 2005.....

LMR 05/AM