

LONDON RENT ASSESSMENT PANEL

10 Alfred Place London WC1E 7LR

Telephone: 020 7446 7700 Facsimile: 020 7637 1250

Direct Line: 020 7446 7726

DX: 134205 Tottenham Court Road 2



**Residential
Property**
TRIBUNAL SERVICE

Black & Graf & Co
Solicitors
DX: 38853 Swiss Cottage

Your Ref: PD SR 30610

Our Ref: LON/LVT/1955/05

Date: 7 December, 2006

Dear Sirs,

**LEASEHOLD REFORM ACT 1967
SECTION 21**

PREMISES: 45 Erskine Hill, London NW11 6AB

The Tribunal has made its determination in respect of the above application. Please see attached a copy of the decision.

Any application from a party for leave to appeal to the Lands Tribunal must normally be made to the Leasehold Valuation within 21 days of the date of this letter. If the Leasehold Valuation Tribunal refuses leave to appeal you have the right to seek leave from the Lands Tribunal itself.

If you are considering appealing, you are advised to read the note attached to this letter.

Yours faithfully

Ms M Groves
for the Leasehold Valuation Tribunal
Part of the Residential Property Tribunal Service

Copy to: Wallace LLP (Ref: A.15.D2372.585.gq)
The New Hampstead Garden Suburb Trust Ltd

LEASEHOLD VALUATION TRIBUNAL FOR THE LONDON RENT ASSESSMENT PANEL

DECISION OF THE LEASEHOLD VALUATION TRIBUNAL ON AN APPLICATION UNDER SECTION 21 OF THE LEASEHOLD REFORM ACT 1967

Ref: LON/LVT/1955/05

Property: 45 Erskine Hill, Hampstead Garden Suburb, London NW11 6AB

Applicants: Robert Wallis & Jennifer Nicola Tausig

Represented by: Black Graf & Co

Respondent: Daejan Properties Ltd

Represented by: Wallace LLP

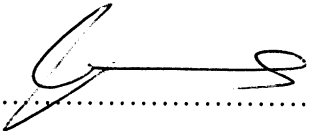
By an application dated 10 August 2005 to the Leasehold Valuation Tribunal, the applicant sought a determination of the acquisition of the freehold.

The application was listed for a hearing on 7 & 8 February 2006. The Tribunal adjourned the hearing of the application on information from the parties that agreement has been reached.

In a letter of the 3 February 2006, the parties were notified that unless the Tribunal heard from them by 3 May 2006, the Tribunal would be minded to dismiss the application. The parties were also sent a reminder on 20 April 2006. After receiving a letter dated 19 April 2006, an extension was granted to 26 May 2006. After receiving a letter dated 17 May 2006, a further extension was granted to 30 June 2006. The Tribunal then received letters dated 22 June 2006 and 10 July 2006, and granted another extension to 31 August 2006. The Tribunal received a letter dated 9 August 2006 and an extension was granted until 29 September 2006. The parties were then sent a reminder on 7 November 2006.

Having had no further response from the parties the Tribunal hereby dismissed the application pursuant to its powers under Regulation 11 of the Leasehold Valuation Tribunal (Procedure) (England) Regulations 2003

Tribunal:
Mr J C Sharma JP FRICS
Mrs S McGrath



.....

Date: 5/12/06