

LONDON RENT ASSESSMENT PANEL

LON/00AM/MNR/2004/0212

DECISION OF RENT ASSESSMENT COMMITTEE

HOUSING ACT 1988 Section 13(2)

ADDRESS: Ground Floor Flat
4 Albion Grove
Hackney, London, N16 8RG

Landlord: Mr & Mrs Ajao

Tenant: Mr M D McFarlan

1. The landlord's notice dated the 13 May 2004 proposing a new rent of £130.00 per week effective from the 19 August 2004 is defective in that the proposed new rent must start at the beginning of the period of the tenancy.
2. By the tenancy agreement dated 20 September 1993 the period began on Friday 22 November 1993.
3. By the landlord's notice the new rent was stipulated to begin on Thursday the 19 August 2004.
4. To comply with the requirements of Section 13(2) of the Housing Act 1988 as amended by the Regulatory Reform Order 2003 the rent must start on a Friday.
5. The Committee found it had no jurisdiction to determine the application.

COMMITTEE:

Mr T G Ashmore
Mr L Jarero BSc FRICS
Mr E A V Lewis

ChairmanT G Ashmore

Date ... 4 October 2004

LMR 65/91