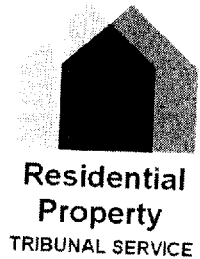


LONDON RENT ASSESSMENT PANEL
DECISION AND REASONS OF RENT ASSESSMENT COMMITTEE
HOUSING ACT 1988 Section 13



Reference: LON/00AE/MNR/2006/0296 &
LON/00AE/MNR/2007/0022

Address: 20 Kenneth Crescent, Willesden, London, NW2 4PN

Landlord: Mrs A Okuneye

Represented By: Burrows Solicitors

Tenant: Mr S Balal

Represented By: Osbornes Solicitors

Hearing Date: 22 January 2007

Preliminary

1. An application was received by the Committee on 29 November 2006 in respect of the Landlord's Notice to increase the rent dated 20 October 2006.
2. Subsequently the Landlord's solicitors by letter dated 5 December 2006 agreed that the Notice dated 20 October 2006 was invalid and served a fresh Notice dated 8 December 2006.

Decision

3. Having considered the documents and the relevant law, the Tribunal decided that it had no jurisdiction in respect of the 1st application dated 29 November 2006.
4. For clarification, the Tribunal's preliminary opinion is that the 2nd Notice dated 5 December 2006 and the 2nd Application dated 19 December 2006 are valid and that the Tribunal has jurisdiction.

Chairman Mr L W G Robson

Date 22 January 2007

Committee

Mr L W G Robson LLB (Hons) MCI Arb

Mr B Collins BSc FRICS

Mr C P Gowman BSc MCIEH MCMI

LMR 05/AM JG