



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00BK/MDR/2019/0007**

Property : **C7 Warner House, Abecorn Place,
London NW8 9YA**

Applicant : **Ms Polina Weekley**

Representative : **N/A**

Respondent : **City Rooms**

Representative : **N/A**

Types of Application : **Market rent - jurisdiction**

Tribunal Members : **Judge Tagliavini
Mr. D Jagger MRICS**

**Date and venue of
(paper) hearing** : **17 January 2020
10 Alfred Place, London WC1E 7LR**

Date of Decision : **17 January 2020**

DECISION

Decisions of the tribunal

- I. The tenant's application to the tribunal is outside of the permitted six months period provided by section 22(2) of the Housing Act 1988. Therefore, the tribunal does not have jurisdiction to determine this application.**

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1. By an application dated 15 November 2019 the applicant tenant sought the tribunal's determination of rent under an Assured Shorthold Tenancy.
 2. The application stated that the tenancy had commenced on 8 May 2019 at a rent of £888.33 per four weeks. No further representations were received from the tenant and a copy of the tenancy agreement was not provided to the tribunal.
 3. In a letter (undated) from the respondent landlord it was stated that the Applicant had left the property on September 2019 and asserted that the application should be "struck out" as it had been made out of time.
 4. As neither party requested an oral hearing and the respondent agreed to a paper determination, the tribunal decided the matter on the documents before it.
 5. The tribunal finds that the tenant's application was made outside of the six month period from the start of the tenancy and therefore does not have jurisdiction to determine this matter; *section 22(2) Housing Act 1988*.

Signed: Judge Tagliavini

Dated: 17 January 2020

