



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

Case reference	:	CAM/26UF/MNR/2019/0010
Property	:	64 Cromwell Road, Letchworth, Hertfordshire SG6 1DT
Applicant	:	Ms Joanne Gardner
Representative	:	In person
Respondent	:	Ms Carol Cooper
Representative	:	In person
Type of application	:	Application referring a notice proposing a new rent under an Assured Periodic Tenancy

DECISION

1. By an application received on 25th June 2019 Ms Gardner sought to refer a notice of new rent under an assured periodic tenancy sent to her by the landlord Ms Cooper. The notice is dated 17th May 2019. It proposes that the new rent of £825, increased from the previous rent of £800 should be effective from 24th June 2019.
2. In correspondence it seems that the parties had agreed that the rent would be payable from the beginning of each month but there appears to be no suggestion that the new start date is not the 24th June 2019.
3. There was correspondence between the parties concerning the state of repair of the Property but by a letter purportedly dated 21st June 2019 Ms Gardner made application to the tribunal to consider whether the proposed new rent would be payable.
4. Unfortunately 21st June was a Friday. the application was not received at the Tribunal offices until 25th June 2019, and bears that date stamp. Accordingly the application cannot be accepted by the Tribunal because it was not received before the beginning of the new period specified in

the notice, which was 24th June 2019 (see section 13(4) of the Housing Act 1988).

5. The Tribunal finds that it does not have jurisdiction to determine this matter and the application is dismissed..

Name: Tribunal Judge Dutton **Date:** 16th September 2019

Signed: _____

ANNEX - RIGHTS OF APPEAL

1. If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
2. The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
3. If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.