



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

Case reference : **LON/00AN/LAM/2025/0018**

Property : **127 Coningham Road, London W12 8BU**

Applicants : **Xu Yan
Chris Riley
Laura Lye**

Respondent : **Optionjoin Limited**

Type of application : **Appointment of a Manager**

Tribunal : **Judge Martynański**

Date of decision : **8 August 2025**

DECISION

Background

- A. The Applicants applied for an order appointing Joanna Roznowska as a Manager of the subject property under section 24 of the Landlord and Tenant Act 1987 (the “Act”).
- B. A preliminary notice under section 22 of the Act dated 23 January 2025 is said to have been served on the Respondent.
- C. This is an unusual application given that Ms Roznowska (the proposed Manager) was previously appointed as Manager by the Tribunal in 2018 for a period of two years. The tribunal appointment ended in 2020. It appears that Ms Roznowska has been managing the property since her initial appointment despite the coming to an end of the tribunal appointment.
- D. The property is a Victorian house converted into four flats and the current application to re-appoint Ms Roznowska is made by three out of the four

leaseholders. The freehold interest in the property is held by Optionjoin Limited which is a company controlled by the leaseholders.

- E. The tribunal sent a copy of the application and its directions to all leaseholders asking that any leaseholder who objected to the application should respond by 25 July 2025. There were no responses.

Decision

Given the lack of any objection and the particular history of this matter, I am satisfied that circumstances exist which make it just and convenient for the appointment of the Manager for a period of two years in accordance with the order attached.