

	PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/OOAP/MNR/2024/0610
Property	Flat 8, Mimosa Court, 29 Avenue Road, London, N15 6JF
Tenant	Victoria Rabchenyuk
Tenant's Representative	None
Landlord	Crownbell Properties Ltd
Landlord's Representative	Parkstone Asset Management
Date of Application	11 August 2024
Type of Application	Determination of a Market Rent sections 13 and 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS
Date of Decision	30 June 2026

REASONS FOR THE DECISION

Background

1. On 6 August 2024, the landlord served a notice under section 13(2) of the Housing Act 1988 which proposed a new rent of £1950.00 per calendar month (pcm) in place of the existing rent of £1850.00 pcm to take effect from 30 September 2024.
2. By application dated 11 August 2024, under section 13(4)(a) of the Housing Act 1988, the tenants referred the landlord's notice proposing a new rent to the tribunal for determination of a market rent.
3. The tenancy commenced 30 October 2023 as 12-month contractual assured shorthold tenancy terminating on 29 October 2024. The rental period was monthly payable on the 30th of the month, initially at £1850.00 pcm.
4. The tribunal has considered all evidence submitted within the timetable set out by the Directions. The tribunal has not recorded all evidence submitted within the decision. The omission of a piece of evidence should not be taken that it has not been taken into consideration.
5. The tribunal did not inspect the property and determined the matter on the papers.

Preliminary Matters

6. Material received outside the Directions has not been considered.
7. By completed form under Rule 22 of the Tribunal Procedure First-tier Tribunal (Property Chamber) Rules 2013, the tenant made a request to the tribunal for consent to withdraw an application. The request was made on form dated 22 January 2025. The basis of the request was that the landlord had withdrawn their Notice of Increase.
8. By e mail to the tribunal dated 31 October 2024, Parkstone Asset Management wrote confirming the section 13 Notice had been withdrawn.

Decision

9. The tribunal does not have jurisdiction to determine this application for the reasons stated that both parties agreed the original Notice had been withdrawn.

10. It follows that the application must be struck out under Rule 9(2)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, because the Tribunal does not have jurisdiction in relation to the proceedings or case or that part of them.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52(2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 (SI 2013/1169)) stating the grounds upon which it is intended to rely in the appeal.