	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/OOAT/MNR/2026/0283**
Property	**Flat 4, Somerville House, Hounslow, London, TW3 3GH**
Tenant	**Toni Francis**
Tenant's Representative	**None**
Landlord	**Mittal Properties Limited**
Landlord's Address	**45a Boundaries Road, Balham, London, SW12 8EU**
Landlord's Representative	**None**
Date of Application	**29 April 2026**
Type of Application	**Determination of an Open-Market Rent Sections 13 and 14 of the Housing Act 1988**
Tribunal Members	**R Waterhouse FRICS** **S Shaw**
Date of Decision	**11 September 2026**
Decision	**Application withdrawn**

© CROWN COPYRIGHT

REASONS FOR THE DECISION

Background

1. On 5 March 2026, the landlord served a notice under Section 13(2)(as amended) of the Housing Act 1988 which proposed a new rent of £1500.00 per calendar month (pcm) in place of the existing rent of £1296.00 pcm to take effect from 3 June 2026.

2. On 29 April 2026, under Section 14(A3) of the Housing Act 1988, the tenant referred the landlord's notice proposing a new rent to the tribunal for determination of an open-market rent.

3. The tenant notified the tribunal they wanted to withdraw their application.

4. On 9 September 2026, the tenant contacted the tribunal expressing a wish to withdraw their application.

5. A blank withdrawal form was forwarded to the applicant on 9 September 2026.

6. The applicant returned the completed form on 11 September 2026 at 09:42.

7. The tribunal did not have confirmation from the applicant that the completed withdrawal had been copied to the respondent.

8. The Tribunal Procedural (First-tier Tribunal) (Property Chamber) Rules 2013 and Practice Directions Rule 22 covers withdrawal

Withdrawal

22. (1) Subject to paragraph (2), a party may give notice of the withdrawal of its case, or any part of it-
(a) orally at a hearing; or
(b) by sending or delivering to the Tribunal a written notice of withdrawal.

(2) A written notice of withdrawal must-
(a) be signed and dated;
(b) identify the case or part of the case which is withdrawn;
(c) state whether any part of the case, and if so what, remains to be determined;
(d) confirm that a copy of the notice of the withdrawal had been provided to all other parties and state date on which this was done;
(e) include the written consent of any of the other parties who have consented to the withdrawal.

(3) Notice of withdrawal will not take effect unless the Tribunal consents to the withdrawal.

The Hearing

9. Present at the hearing were the landlord, Ms Mittal, for the Respondent. The applicant was not present.

10. The Respondent confirmed they had not been consulted regarding the withdrawal.

Decision

11. The tribunal determines it is in the interests of justice to consent to the withdrawal by the applicant. The case is determined as withdrawn.

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 after the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.