FIRST-TIER TRIBUNAL
PROPERTY CHAMBER (RESIDENTIAL PROPERTY)

Case reference	**:**	**LON/00AC/MNR/2026/0452**
Property	**:**	**17b Market Place Falloden Way London NW11 6JY**
Applicant	**:**	**Richard Taylor**
Respondent	**:**	**Rovergrange Limited**
Type of application	**:**	**Housing Act 1988 – Section 13(4)**
Tribunal member	**:**	**Regional Judge Whitney**
Date of notice	**:**	**18 August 2026**

ORDER CONFIRMING APPLICATION STRUCKOUT

PURSUANT TO RULE 9 (2) OF THE TRIBUNAL PROCEDURE (FIRST-TIER TRIBUNAL) (PROPERTY CHAMBER) RULES 2013

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1. By directions issued by the Tribunal dated 20 July 2026, the Tribunal indicated that it was minded to strike out the application for lack jurisdiction and invited the parties to make representation by 21 July 2026.

2. The reason for this is due to the notice being dated 27 April 2026 but the Tenant stated in a handwritten letter accompanying his application that they received the rent increase letter at the beginning of May which doesn't provide the minimum notice

3. The Tribunal acknowledges that both the Tenant and Landlord submit representation on 20 July 2026. However, it appears that no additional evidence was received to demonstrate that the Notice or increase was filed within minimum notice period. The Landlord simply suggests the notice was served by Special Delivery post but produces no evidence such as signature or similar. Accordingly, the evidence submitted does not

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affect the Tribunal's assessment that it does not have jurisdiction to determine the application.

4. Therefore, for the reasons set out in the directions and here, the application is struck out on grounds that the Tribunal does not have jurisdiction in respect of it.

5. A copy of this Notice is sent to all parties.

Rights of appeal

29 July 2026 By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal is required to notify the parties about any right of appeal they may have.

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.

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.

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.

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.

If the Tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).