

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
LEASEHOLD VALUATION TRIBUNAL

Reference: LVT/0017/06/14

IN THE MATTER OF: Flat 3, Manchester House, The Square, Aberbeeg, NP13 2AB

**AND IN THE MATTER OF SECTIONS 19, 20C & 27A OF THE
LANDLORD AND TENANT ACT 1985**

Tribunal:

Mr. E.W. Paton (Chair)

B E T W E E N:

Mr. MARK JED BURNS

Applicant

-and-

CROWN MANAGEMENT (UK) LIMITED

Respondent

ORDER

BY TELEPHONE HEARING on 23rd October 2014

UPON HEARING the Applicant in person, and Mr. Haines on behalf of the Respondent

AND UPON it being apparent that:-

(i) no specific challenges are made to any particular items of expenditure for the calendar year 2013.

(ii) the three specific heads of budgeted expenditure for the year 2014, originally specified and challenged in the application, have been the subject of a subsequent budget revision by the Respondent, so that the budgeted charges under those headings are now nil.

(iii) no specific challenges are made, or figures available, in relation to “2015”, a date also mentioned on the original application.

(iv) the Respondent has applied separately, on 8th October 2014, for dispensation under section 20ZA Landlord and Tenant Act 1985 to carry out certain works to the building; as to which application the Tribunal has already given directions for determination

IT IS ORDERED AND DIRECTED AS FOLLOWS:-

1. The Applicant’s original application is stayed, pending further order of the Tribunal, on the basis that there appear to be no specific items arising from that application still in dispute which require determination at a hearing.

2. The Applicant’s application under section 20C Landlord and Tenant Act 1985 is noted. If on a subsequent date, the Respondent claims any service charge amounts from the Applicant which include relevant charges said to be attributable to any costs of this application; the Applicant shall have permission to restore this application and lift the stay to determine the section 20C application if he so wishes.

3. The above stay is without prejudice to the right of the Applicant to make a future separate challenge to the reasonableness or recoverability of any service charge amounts later levied in relation to the works currently the subject of the separate section 20ZA dispensation application by the Respondent.

DATED: this 23rd day of OCTOBER 2014

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CADEIRYDD/CHAIRMAN