

Y TRIBIWNLYS EIDDO PRESWYL  
RESIDENTIAL PROPERTY TRIBUNAL  
LEASEHOLD VALUATION TRIBUNAL  
RENT ASSESMENT COMMITTEE

Reference: RAC/0022/03/16 – Lamberton Street

In the matter of 17 Lamberton Street, Splott, Cardiff, CF24 5NP

In the matter of an Application under Section 13(4) Housing Act 1988

APPLICANT Mr K Assefa

RESPONDENTS Cardiff Community Housing Association

**ORDER**

The Application is DISMISSED.

1. The Applicant has failed to respond to Directions of the Tribunal dated 19<sup>th</sup> May 2016 requiring him to file representations and a response confirming that he wishes the matter to proceed by no later than 12 noon on Wednesday 1<sup>st</sup> June 2016.
2. Prior to that Order the tribunal wrote the applicant requesting information on 13<sup>th</sup> April 2016 and 5<sup>th</sup> May 2016. The applicant did not respond to those letters.
3. In any event the Respondent submits that the relevant tenancy agreement contains a contractual provision to increase the rent. This means that Section 13 of the Housing Act 1988 does not apply to this tenancy by virtue of Section 13 (1)(b), The Rent Assessment Committee does not therefore have jurisdiction to consider this matter in any event.
4. The Application is therefore DISMISSED.

Dated this 9<sup>th</sup> day of June 2016



CHAIRMAN