

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
RENT ASSESSMENT COMMITTEE
(Housing Act 1988)

Reference: RAC/0043/03/15
PROPERTY: Flat 1, 29 Ely Road, Cardiff, CF5 2JF
LANDLORD: C F Estates
TENANTS: Ms Lorna Davies
COMMITTEE: Andrew Morris
Richard Payne

DECISION OF THE RENT ASSESSMENT COMMITTEE

We were duly convened as a Rent Assessment Committee under the Housing Act 1988 at Southgate House, Wood Street, Cardiff on 20th May 2015.

The Tribunal had received an application dated 18th March 2015 from the Tenant Lorna Davies referring to us a Notice dated 16th February 2015 from the Landlords Home UK Ltd purporting to increase the monthly rent to £495 per calendar month with effect from 28th March 2015.

Accompanying the Application was a copy of the Tenancy Agreement which was dated 21st December 2012 for 12 months from that date at a monthly rent of £475 per calendar month payable in advance on the 21st day of the month.

Section 13(2) of the Housing Act 1988 sets out the requirements for rent increases under an assured shorthold tenancy. One of these requirements is that the proposed new rent must start at the beginning of a period of the tenancy. In this case that is the 21st of the month NOT the 28th as stated in the Notice.

Neither party having been requested to having made any representations we dealt with the matter on the papers before us.

The requirements of Section 13(2) are strict – the Notice is therefore invalid and we have no jurisdiction.

Consequently the increased rent is **NOT** payable.

Dated this 21st day of May 2015



PRESIDENT

