

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL

Reference: RPT/0022/10/25

In the Matter of: 11 St Teilos Close, Ebbw Vale, NP23 6NE

In the matter of an Application under Section 30(1) Housing (Wales) Act 2014 (“the Act”) for a Rent Stopping Order

APPLICANT: Rent Smart Wales

RESPONDENT: Christine Glasson

Tribunal: Judge Lachlan McLean
Mr. M. Williams FRICS
Mr W. Brereton

FINAL DECISION

UPON consideration of the matter on the papers on a final basis on 18th March 2026.

IT IS ORDERED THAT:

1. The Interim Rent Stopping Order made in these proceedings and dated 17th November 2025 is hereafter substituted with the Final Order made below.
2. A Final Stopping Order is made in relation to 11 St Teilos Close Ebbw Vale, NP23 6NE (“the dwelling”) with effect from, and including, 18th March 2026 (“the stopping date”).
3. All periodical payments payable in connection with a domestic tenancy of 11 St Teilos Close Ebbw Vale, NP23 6NE which relate to the period from and including the stopping date of 18th March 2026 are stopped.
4. Any periodical payments stopped by this order but made by a tenant of the dwelling (whether before or after the stopping date) must be repaid by the landlord Respondent.
5. An obligation under a domestic tenancy of the dwelling to pay an amount stopped by the order is treated as being met, and all other rights and obligations under such a tenancy in relation to the dwelling continue unaffected.

6. This order is to be served by the Applicant upon the Respondent and any tenants of the dwelling forthwith and the Applicant is to provide a statement of service to the tribunal, by e mail, verified by a statement of truth detailing the methods of service and the names of those served as soon as reasonably practicable and in any event by no later than 4pm on 6th May 2026.

Reasons for the Decision

1. Under section 30(1) of the Housing (Wales) Act 2014, (“the Act”), the Tribunal has the power to make a rent stopping order if certain conditions are met. Under regulation 21 of the Residential Property Tribunal Procedures and Fees (Wales) Regulations 2016, (“the regulations”), the Tribunal has the power to make an interim order. Under regulation 21(1)(b) the Tribunal may make an interim order *“for the time being granting any remedy which it would have had power to grant in its final decision.”*
2. This application was made by Rent Smart Wales (“RSW”), the Licensing Authority for Wales under the Act. RSW applied for a rent stopping order to the Tribunal by application form dated 6th October 2025. This contained information within the application form itself signed and verified with a statement of truth by Magdalena Stachowiak, Enforcement Officer with Rent Smart Wales. Also included were copies of the notice of intended proceedings sent to the tenant and to the landlord dated 3rd April 2025, and the memorandum of conviction from Cardiff Magistrates Court dated 21st March 2024.
3. The Tribunal may only make a rent stopping order if it is satisfied of the matters mentioned in section 30(5) and 30(6) are met. Firstly, under section 30(5), the Tribunal must be satisfied that an offence is being committed under section 7(5) or 13(3) in relation to the dwelling, whether or not a person has been convicted or charged for the offence. Section 7(5) relates to the requirement that a landlord should be licensed to carry out property management activities, and that if not so licensed an offence is committed, liable on summary conviction to a fine.
4. Ms Magdalena Stachowiak’s application form confirmed that a Rent Smart Wales investigation established that the dwelling at 11 St Teilos Close, Ebbw Vale, NP23 6NE owned by the Respondent, Ms Christine Glasson, who was not licenced whilst carrying out property management activities during the period.
5. A Notice of Intended Proceedings for a rent stopping order was sent to Ms Glasson on 3rd March 2025 seeking any representations against the making of a rent stopping order, on or before 1st May 2025. Details were given in the Notice that representations could be made in person, in writing, by the ‘contact us’ form on the Rent Smart Wales website or by email, and full addresses were given. There was no

response from Ms Glasson to the Notice within the timescales allowed. It appears that the Respondent later spoke with an employee of the Applicant by telephone on or around 25th July 2025. The Applicant's screen printout of that conversation indicates that advice was offered but that the Respondent was warned that an application for a rent stopping order was already in hand.

6. On 9th October 2025, the Tribunal sent a copy of the application and enclosures, together with a Respondent Notice to Ms Glasson seeking confirmation that she had received the application and enclosures, whether or not she intended to oppose the application, the name and address of each interested person known to the Respondent and her address. That information was requested by 23rd October 2025. The Respondent's Notice also clearly contained a warning that if the Respondent did not respond as requested then the Tribunal may assume that the Respondent did not intend to oppose the application and may proceed with the matter in any way it considered to be reasonable in the circumstances of the case. Initially, the Tribunal received no response to its correspondence to the landlord.
7. Accordingly, and in the light of the information in the application and attachments, the Tribunal was satisfied, by reason of the conviction in Cardiff Magistrates Court on 21st March 2024 referred to above, that an offence was committed under section 7(5) of the Act. Upon the basis of the information before it, the Tribunal remained satisfied that an offence under section 7(5) continued to be committed in that the Respondent was not licensed to carry out property management activities.
8. Further, the Tribunal was satisfied that a notice of intended proceedings was given to Mrs Christine Glasson, the Respondent landlord of the property, on 3rd April 2025 as such notices were included with the application. Those notices contained the mandatory information set out in section 30(6)(a) (i) to (v) of the Act. The period for making any representations had expired. The Respondent landlord did not make any representations within the time allowed for doing so and there was therefore nothing for RSW to consider in this regard.
9. The Tribunal therefore made a rent stopping order, but upon an interim basis, on 17th November 2025.
10. The Tribunal notified the parties that it would review the interim order at a subsequent hearing, when a decision on a final order would be made.
11. The Tribunal also gave case management directions to the parties on 17th November 2025. These included that:-

9. The **Applicant** is, by **4pm on 5 January 2026**, to provide to the Tribunal by e mail, and copied to and served on the Respondent, a statement of case and

witness statement and exhibits, to be indexed if appropriate and with the pages consecutively numbered, containing full details of the steps taken and evidence in support of the application for a full rent stopping order in accordance with section 30 of the Housing (Wales) Act 2014. Such statement is to include evidence of all steps taken to communicate with the Respondent and whether the Applicant has any knowledge of any health or other reason for the Respondent's failure to respond to communications and an update on whether rent had continued to be paid up until the stopping date. The statement is to be verified with a statement of truth (*"I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth"*).

10. The **Respondent**, (who has failed to respond to the Tribunal's letter and Respondent's Notice of 9 October 2025) is to provide to the Tribunal by **19 January 2026**, by e mail, (or hard copy by the post) and a copy to be served on the Applicant, a witness statement and submissions containing the following;

a. A response to the Application and the witness statement of the Applicant served in accordance with paragraph 9 above.

b. A statement of case, to be indexed if appropriate and with the pages consecutively numbered, verified by a statement of truth (*"I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth"*) containing;

i. all other relevant information, evidence and documents that the Respondent wishes the Tribunal to take into account. The statement should include full information on the reasons why the Respondent failed to obtain a license to carry out property management activities as he was required to do, and any information in support of any application to revoke the rent stopping order.

ii. any further response that the Respondent has to the Applicant's statement.

12. The Applicant complied with paragraph 9 of the directions by provision of a witness statement of Magdalena Stachowiak dated 16th December 2025. This included the following evidence:-

On 10/12/2025, I completed a Land Registry check to on 11 ST TEILOS CLOSE, EBBW VALE, NP23 6NE. There were no pending application against the property and the

obtained deed confirmed that Mrs Glasson is still the proprietor. I produce a copy of the Land Registry title deed from 10/12/2025 as **Appendix 28**.

As of 16/12/2025, there has been no response from Mrs Glasson and no compliance as 11 ST TEILOS CLOSE, EBBW VALE, NP23 6NE remains unlicensed with RSW.

13. The Tribunal received a letter dated 10th February 2026 from the Respondent, requesting deferment of the legal action until she obtained legal representation, which she hoped to get within two weeks. This request was refused by the Tribunal with reasons, on 19th February 2026. In any event, the Tribunal has received no further communication from the Respondent or details of any appointed legal representatives.
14. The parties were subsequently informed, by email dated 24th February 2026, that the Tribunal proposed to determine the application on the papers by way of a private meeting of the panel members. No objections to that proposal were received and there has been no request for an oral hearing.
15. The Tribunal panel convened in private, by a meeting held online via Microsoft Teams on 18th March 2026. There was no inspection of the subject property beforehand.
16. The Tribunal panel considered afresh all of the evidence submitted by the Applicant which is described above. The Tribunal noted the absence of any evidence from the Respondent to deny the allegations against her or to advance any reason why the Tribunal should not make the order sought.
17. In the absence of any evidence to the contrary, the members of the Tribunal panel were satisfied, beyond reasonable doubt, that the offence previously referred to had been committed, had continued to be committed, and was still being committed at the date of the determination. The onus lay upon the Respondent to persuade the Tribunal, on the balance of probabilities, of the existence of any potential defence to the allegations. In the absence of any such evidence, the Tribunal could not be so persuaded.
18. The Tribunal considered that it was just and appropriate to make the order sought and that there was no good reason why the Tribunal should not do so. Although the Respondent has referred to medical issues which she said impacted her ability to comply with the Renting Homes (Wales) Act 2014, she has not provided any specific details. The Tribunal noted that it remains open to the Respondent to apply, under Section 31, to revoke the order if she can establish the grounds for doing so.

DATED this 18th day of March 2026

L.F. McLean, Tribunal Judge (Chairman)