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RESIDENTIAL PROPERTY TRIBUNAL

Reference: RPT/0094/02/26

In the Matter of: Ground Floor Flat, 357 Caerphilly Road, Heath, Cardiff, CF14 4QF

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: Mohammed Rahimi

Tribunal: Judge T Lloyd
Mr. N Martindale FRICS
Dr A Ash

FINAL DECISION

UPON consideration of the matter on the papers on a final basis on the 9th of October 2026

IT IS ORDERED THAT;

1. The Interim Rent Stopping Order is made in relation to Ground Floor Flat, 357 Caerphilly Road, Cardiff ("the dwelling") is hereafter substituted with the Final Order made below.

2. A Final Rent Stopping Order is made in relation to the dwelling with effect from the 9th of October 2026 ("the stopping date").

3. All periodical payments payable in connection with a domestic tenancy of the dwelling being Ground Floor Flat, 357 Caerphilly Road, Cardiff, which relate to the period from and including the stopping date of the 9th of October 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 **12 noon on the 26th of October 2026**.

Background

7. By way of an application dated the 6th of February 2026 the Applicant being the Licensing Authority for Wales (Rent Smart Wales "RSW") applied for a rent stopping order against the Respondent in accordance with s.30(1) of the housing (Wales) Act 2014 in respect of the property known as Ground Floor Flat, 357 Caerphilly Road, Cardiff (the dwelling").

8. On the 19th of March 2026, the Tribunal made an interim Rent Stopping Order ("the Interim Order"). At that time the Respondent had not had an opportunity to forward any arguments. As a consequence, the Interim Order included directions as to progressing the matter.

9. Paragraph 10 of the Interim Order directed the Respondent to provide the Tribunal and copy the Applicant a response to the application in the format of a statement of case to be verified by a statement of truth by 4 pm on the 29th of June 2026. As at the date of this determination the Tribunal has not received any communication from the Respondent in relation to either the initial application or the interim order.

10. Given the absence of any communication from the Respondent the Tribunal informed the parties that the matter had been listed for a final determination on the 9th of October 2026 based upon the paper evidence before it. Neither party objected to such an approach to the proceedings.

11. The applicant filed a trial bundle amounting to 71 pages which includes all relevant documentation. There are no other documents for the Tribunal to consider.

Discussions and Findings

12. Under section 30 (4) of the Housing (Wales) Act 2014, ("the 2014 Act"), the Tribunal has the power to make a rent stopping order if certain conditions are met. Those conditions can be found in subsections (5) and (6).

13. Section 30(5) of the 2014 Act states that the Tribunal *"must be satisfied 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 of the offence)".*

14. Section 7(5) of the 2014 Act requires a landlord to be licensed to carry out property management activities.

15. The Respondent pleaded guilty and was convicted at Cardiff Magistrates Court on the 7th of March 2025 for committing an offence under s. 7(5) of the 2014 act in relation to

the dwelling. A copy of the memorandum of conviction is included within the applicant bundle.

16. From the evidence we have seen summarised in a statement of case at pages 50 – 54 of the electronic trial bundle the Tribunal is satisfied that the Respondent is continuing to commit an offence under s.7(5) of the 2014 Act. Documents in the trial bundle made up entirely of documents provided by the Applicants confirm that the situation is unchanged since the Respondent's conviction. These documents together with the Applicant's submissions and evidence confirm the Respondent is continuing to carry out letting activities and they're not licensed to do so.

17. The tribunal also needs to be satisfied in accordance with s.30(6) that

(a) The authority making the application for the order has given the landlord and the tenant of the dwelling a notice of intended proceedings. Such notice-

(i) explaining that the authority is proposing to apply for a Rent Stopping Order,
(ii) setting out the reasons why it proposes to do so,
(iii) explaining the effect of a Rent Stopping Order,
(iv) explaining how a Rent Stopping Order may be revoked, and in the case of a notice given to a landlord, inviting the landlord to make representations to the authority within a period of not less than 28 days specified in the notice,

(b) That period for making representations has expired, and

(c) The authority has considered any representations made to it within that period by the landlord.

18. The Applicant's bundle contains a notice of the intended proceedings that was sent to the Respondent and a notice of intended proceedings which was sent to the tenant. The notices are dated the 16th of April 2024 include the prescribed information required by s.30(6) a(i)-(iv) of the 2014 act. No representations were made by the Respondent within the period provided for under s.30(6)(v) of the 2014 Act.

19. Accordingly, the Tribunal is satisfied the notice complies with s.30(6) of the 2014 Act and that the period for making representations has expired and no representations were made to the Applicant within that period for the Applicant to consider.

20. At no stage in any of the proceedings has the Respondent engaged with either the Applicant directly or with the Tribunal despite having been given ample opportunity to do so.

21. The Tribunal is satisfied based upon the evidence contained within the Applicant's bundle that the Applicant has served all the relevant paperwork upon the Respondent and that the correct address for Respondent has been used.

22. The Tribunal refers to the reasons given for the making of the interim order on the 19th of March 2020, as set out in appendix one to this decision and the expanded reasons set out above. As a consequence, we as a Tribunal remain satisfied with the matters in s.30(5) and (6) of the 2014 Act and that the reason given for making the interim order continue to apply.

23. Accordingly, the Tribunal makes a final Rent Stopping Order with effect from the 9th of October 2026. The rent stopping order will remain enforce unless and until it is revoked pursuant to section 31 of the 2014 Act.

DATED this 12th day of October 2026

T Lloyd, Tribunal Judge
President, RPT for Wales