

**DECISION OF THE LEASEHOLD VALUATION TRIBUNAL
ON AN APPLICATION UNDER THE COMMONHOLD AND LEASEHOLD
REFORM ACT 2002 SECTION 168(4)**

PROPERTY: BASEMENT FLAT 66a PONT STREET LONDON SW1X
0AE

APPLICANT: 66 PONT STREET LIMITED

RESPONDENT: Ms SARA AL-AMOUDI

TRIBUNAL

Mrs T I Rabin Chairman
Ms M Krisko
Dr A Fox

Date of Tribunal's decision: 8th December 2006

5. It follows that the Tribunal has no jurisdiction to hear the application before it today. To provide such jurisdiction an application must be made under Section 27A of the 1985 Act for a determination that the service charge demanded was reasonably incurred and properly payable by the Respondent before seeking to exercise the right of forfeiture. The Tribunal also noted that the service charge demand filed in this matter did not fully comply with Section 47 of the Landlord and Tenant Act 1987.
6. Accordingly this application is dismissed on the grounds that the Tribunal has no jurisdiction to determine the application.

CHAIRMAN

Murphy

DATED

11th December 2006