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Property**
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**RESIDENTIAL PROPERTY TRIBUNAL SERVICE
DECISION BY LEASEHOLD VALUATION TRIBUNAL for the
LONDON RENT ASSESSMENT PANEL**

Commonhold and Leasehold Reform Act 2002 - Section 168(4)

Ref: LON/00BK/LBC/2006/0009

Re: 488 Park West, Edgware Road, London, W2 2QX

Applicant: Daejan Properties Ltd

Represented by: Wallace & Partners

Respondent: Mr Shakil Abid

Tribunal Members: Miss L M Tagliavini

Application Dated: 13 February 2006

Paper Hearing: 5 April 2006

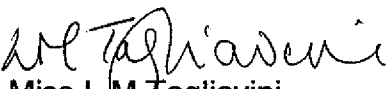
DECISION

This is an application made pursuant to Section 168(4) of the Commonhold and Leasehold Reform Act 2002. Written representations were received from the Applicant by way of a witness statement dated 10 February 2006 from Eyvind Andresen. No representations were made or received by or on behalf of the Respondent.

On 5 April 2006 the LVT considered this matter on the papers. The Tribunal found that the Applicants had made out the breaches of covenant alleged and consequently makes the declaration sought.

The Leasehold Valuation Tribunal determines and declares that:

1. The Respondent is in breach of Clause 2(15)(iii) and Clause 2(15)(v) of the relevant lease pertaining to the subject premises.


Chairman: Miss L M Tagliavini

Date: 11/4/06

JG