



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case reference : LON/00BJ/OAF/2015/0021

Property : 17 Levana Close, London SW19
6HP.

Applicant : Ms. J. E. Pyshorn

Representative : TWM Solicitors LLP

Respondent : Flodale Limited

Representative : Child & Child

Type of application : Application under S.21 Leasehold
Reform Act 1967.

Tribunal member : Aileen Hamilton-Farey

Date of decision : 22 June 2015

DECISION

1. The tribunal received an application on 3 June 2015 for a determination of the appropriate sum to be paid under S.27 (5) of the Act. Having sought clarification the tribunal was informed that despite the agreement of the parties as to the terms of transfer in October 2014, the respondent had failed to complete the matter. It appears that the respondent claims service charges for which the applicant denies liability on the basis that none have been carried out.
2. The tribunal does not consider that outstanding service charges come within the scope of S.21 (1) of the Act, but that a determination can be made under S.27A of the Landlord & Tenant Act 1985. If such an application is made, the tribunal will issue appropriate directions.

3. In the circumstances the tribunal does not consider that it has any jurisdiction under S.21(1) of the 1967 Act and therefore closes its files and will take no further action, until an application is made under S.27A.

Name: Aileen Hamilton-Farey **Date:** 22 June 2015