



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

Case Reference	:	LON/OOAZ/HMG/2020/0020
Property	:	49B London Road SE23 327
Applicant	:	Bethany Faulkener, Zoe Pritchard, Madelaine Brown
Representative	:	Ms Majeed
Respondent	:	Ms Buckley
Representative	:	Ms Toney
Type of Application	:	Application for a Rent Repayment Order
Tribunal Member	:	Judge Jim Shepherd Melvyn Cairns: MCIEH
Date of Decision	:	7th July 2021

DECISION

1. In this case the applicants, Zoe Prichard, Bethany Faulkener, and Madeleine Brown are seeking a rent repayment order against their former landlord Nadine Buckley. The application was originally made on two bases namely harassment and failure to obtain a licence for a house in multiple occupation. In the event the first limb of the application was abandoned and the sole cause of action related to the failure to license the premises.

2. To her credit Miss Buckley conceded the application both in relation to liability and in relation to the sums sought. Accordingly, when the case was heard by the Tribunal on 7 July 2021 the parties were aligned in relation to the relief sought. The sum sought by the applicants was £1205.67 each. This related to the rental value of the premises during their occupation minus any credits already given by the respondent.

3. The tribunal has no doubt from seeing Miss Buckley that she has learnt the error of her ways and will not again seek to let the premises to multiple households without a licence.

4. The tribunal makes an order for the payment of £1205.67 to each applicant, a total of 3617.01. This sum to be paid within 28 days.

Jim Shepherd

Dated 7th July 2021

ANNEX - RIGHTS OF APPEAL Appealing against the tribunal's decisions

1. A written application for permission must be made to the First-tier Tribunal at the Regional tribunal office which has been dealing with the case.
2. The application for permission to appeal must arrive at the Regional tribunal office within 28 days after the date this decision is sent to the parties.
3. If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
4. The application for permission to appeal must state the grounds of appeal, and state the result the party making the application is seeking. All applications for permission to appeal will be considered on the papers
5. Any application to stay the effect of the decision must be made at the same time as the application for permission to appeal.