

**THE RESIDENTIAL PROPERTY TRIBUNAL SERVICE**

**DECISION OF THE LONDON LEASEHOLD VALUATION TRIBUNAL ON  
AN APPLICATION UNDER S168(4) OF THE COMMONHOLD AND  
LEASEHOLD REFORM ACT 2002**

**Property: 88 Sorrel Bank, Linton Glade, Croydon CR0 9LX**

**Applicant: Lakeside Developments Limited (landlord)**

**Respondent: Ms D M Robson**

**Determination without an oral hearing in accordance with the procedure set out  
in Regulation 13 of the Leasehold Valuation Tribunals (Procedure) (England)  
Regulations 2003**

**Members of the leasehold valuation tribunal:**

Lady Wilson  
Mr D D Banfield FRICS

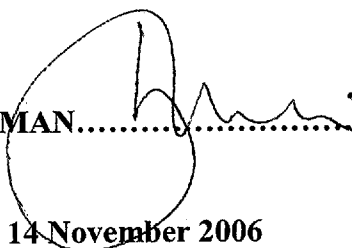
**Date of the tribunal's determination: 14 November 2006**

1. This is a landlord's application under section 168(4) of the Commonhold and Leasehold Reform Act 2002 for a determination that a breach of covenant or condition in the tenant's lease has occurred. Neither the landlord nor the tenant has asked for an oral hearing, and the determination is made according to the procedure contained in Regulation 13 of the Leasehold Valuation Tribunals (Procedure) (England) Regulations 2003.

2. The application was made on 26 September 2006 and directions were given on 29 September which required the tenant, Ms Robson, to respond to the application on or before 14 October. She has made no response to the application but we have been informed by the tribunal clerk that she, or someone on her behalf, has contacted the landlord's insurance broker and we are in the circumstances prepared to assume that the tenant is aware that the application has been made.

3. It is apparent from the application and from the documents submitted by the landlord that the tenant is the registered proprietor of a lease of 88 Sorrel Bank, Linton Glade, Croydon. Clause 7(xiv) of the lease requires her to insure the flat through such agency as is required by the landlord. We are informed and accept that she has not done so.

4. In these circumstances we are satisfied that a breach of a covenant in the tenant's lease has occurred. The landlord may accordingly serve on the tenant a notice under section 146(1) of the Law of Property Act 1925 but, by virtue of section 168(3), it may not do so until after the end of the period of 14 days beginning with the day after the date of this determination.

CHAIRMAN.....

DATE: 14 November 2006