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MAN/00BN/LSC/2012/0161

MAN/00BN/LSC/2013/0038

**RESIDENTIAL PROPERTY TRIBUNAL SERVICE.**

**LEASEHOLD VALUATION TRIBUNAL.**

**LANDLORD & TENANT ACT 1985 – SECTIONS 27A**

RE: 5 Marlborough Road Salford M7 4ST

Riverside Home Ownership

Applicant

Mr Z A Aziz

Respondent.

Tribunal members:

Mrs A Franks

Mr M J Simpson.

5<sup>th</sup> June 2013.

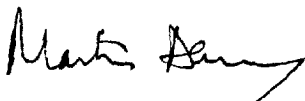
**Decision:**

1. The Service Charges claimed in case No. 2YJ84869 are reasonably incurred and due and payable and were so due and payable at the time the proceedings were issued. Costs in those proceedings are a matter for the District Judge.
2. On the Applicant's S27 application, the Service Charges at the rate of £49.31 pcm for ye 31 March 2013 and an identical figure for ye 31 March 2014 are reasonably incurred and due and payable.

The Respondent will fill in (a-b).

5. Within 28 days of receipt the Applicant will complete the Scott Schedule (c), make any further statement of case.
6. Within 21 days of receipt the Respondent will fill in (d) of the Scott Schedule.
7. Response to directions 2-4 will be provided to the other party, numbered and indexed for ease of reference and one copy to the Tribunal.
8. (a) The parties, if possible to agree a single bundle of paginated documents prior to the hearing **and provide 3 copies of the agreed bundle to the LVT**, 21 days before the date notified for the hearing of the applications.  
  
(b) In the event that the parties do not agree a single bundle, each party to provide its own bundle of paginated documents to each other **with 3 copies to the LVT**, 21 days before the date notified for the hearing of the application.  
  
(c) The bundle(s) must include copies of **every** document upon which the parties seek to rely in evidence and must also include the lease(s) and the Tribunal's directions. If separate bundles are to be provided lease(s) and the Tribunal's directions should be contained within the Applicant's bundle.
9. Each party to limit expert witnesses in support of or in response to the applications to one witness. If any party intends producing expert witness evidence at the hearing, a report setting out the substance of the evidence must be provided to the other party or parties to the application and **3 copies to the LVT**, at least 21 days before the date of the hearing of the application which will be given to the parties in due course.
10. **No documents or letters are to be sent to the Tribunal unless also sent to the other party to these proceedings and that this shall be clearly marked on each document or letter. Please note that the service of documents to the Tribunal should be by post / hand delivery only. Documents sent by fax or electronically will NOT be accepted.**
11. Within 14 days hereof the parties will advise the Tribunal of any dates in June 2013 when they will not be available to attend a hearing.
12. The Applicant to pay the Hearing fee of £150.00 no later than 14 days before the date of the Hearing.

**NON COMPLIANCE WITH THE TRIBUNAL'S DIRECTIONS MAY RESULT IN PREJUDICE TO A PARTY'S CASE. IN THE CASE OF THE APPLICANT NON-COMPLIANCE COULD RESULT IN DISMISSAL OF THE APPLICATION IN ACCORDANCE WITH REGULATION 11 OF THE LEASEHOLD VALUATION TRIBUNALS (PROCEDURE) (ENGLAND) REGULATIONS 2003.**



**Chairman of the Leasehold Valuation Tribunal**

**8 February 2013**