



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

**Case Reference** : LON/OOAK/OC9/2014/0191

**Property** : 30 St John Keats Lodge, Chase Side Crescent, Enfield EN2 0JZ

**Applicant** : Mr S J Smith

**Representative** : Comptons Solicitors

**Respondent** : Chime Properties Limited

**Representative** : Maxwell Winward LLP, solicitors

**Type of Application** : S60 Costs

**Tribunal judge** : Angus Andrew

**Date of directions** : 10 April 2015

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**DECISION**

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**Decision**

Pursuant to rules 9 (3) (a), (b), (d) and (e) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 the whole of these proceedings are struck out.

**Reasons**

1. On 17 October 2014 the applicant applied for a determination of the respondent's statutory costs incurred in a new lease claim.

2. Standard directions were issued on 16 February 2015. The directions required the applicants to submit document bundles by 30 March 2015 on the basis that the application would be determined without an oral hearing during the week commencing 13 April 2015. The directions concluded with a warning that non-compliance could result in the striking out of the application in accordance with rule 9 of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013.
3. The applicant has since failed to engage with the tribunal and no bundles have been received. There is no evidence before the tribunal that would enable me to assess the apparently disputed costs.

**Name:** Angus Andrew

**Date:** 10 April 2015

## Appendix of relevant legislation

### The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013

#### **Striking out a party's case**

**9.—(1)** The proceedings or case, or the appropriate part of them, will automatically be struck out if the applicant has failed to comply with a direction that stated that failure by the applicant to comply with the direction by a stated date would lead to the striking out of the proceedings or that part of them.

(2) The Tribunal must strike out the whole or a part of the proceedings or case if the Tribunal—

- (a) does not have jurisdiction in relation to the proceedings or case or that part of them; and
- (b) does not exercise any power under rule 6(3)(n)(i) (transfer to another court or tribunal) in relation to the proceedings or case or that part of them.

(3) The Tribunal may strike out the whole or a part of the proceedings or case if—

- (a) the applicant has failed to comply with a direction which stated that failure by the applicant to comply with the direction could lead to the striking out of the proceedings or case or that part of it;
- (b) the applicant has failed to co-operate with the Tribunal such that the Tribunal cannot deal with the proceedings fairly and justly;
- (c) the proceedings or case are between the same parties and arise out of facts which are similar or substantially the same as those contained in a proceedings or case which has been decided by the Tribunal;
- (d) the Tribunal considers the proceedings or case (or a part of them), or the manner in which they are being conducted, to be frivolous or vexatious or otherwise an abuse of the process of the Tribunal; or
- (e) the Tribunal considers there is no reasonable prospect of the applicant's proceedings or case, or part of it, succeeding.

(4) The Tribunal may not strike out the whole or a part of the proceedings or case under paragraph (2) or paragraph (3)(b) to (e) without first giving the parties an opportunity to make representations in relation to the proposed striking out.

(5) If the proceedings or case, or part of them, have been struck out under paragraph (1) or (3)(a), the applicant may apply for the proceedings or case, or part of it, to be reinstated.

(6) An application under paragraph (5) must be made in writing and received by the Tribunal within 28 days after the date on which the Tribunal sent notification of the striking out to that party.

- (7) This rule applies to a respondent as it applies to an applicant except that—
- (a) a reference to the striking out of the proceedings or case or part of them is to be read as a reference to the barring of the respondent from taking further part in the proceedings or part of them; and
  - (b) a reference to an application for the reinstatement of proceedings or case or part of them which have been struck out is to be read as a reference to an application for the lifting of the bar on the respondent from taking further part in the proceedings, or part of them.

(8) If a respondent has been barred from taking further part in proceedings under this rule and that bar has not been lifted, the Tribunal need not consider any response or other submission made by that respondent, and may summarily determine any or all issues against that respondent.