



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

**Case Reference** : MAN/00DB/LSC/2015/0038

**Property** : Flat 8, The Chapel, Grove Road, Wakefield, West  
Yorkshire, WF1 1NP

**Tenant** : Desmonde Thomas

**Landlord** : Grove Road Management Company Limited

**Type of  
Application** : Section 27a(1) Landlord And Tenant Act 1985

**Tribunal Members** : H A Khan (Tribunal Judge)

**Date of Decision** : 27 November 2015

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**DECISION**

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Upon hearing Counsel for the Respondent and Solicitor for the Applicant.

AND Upon reading the hearing bundle.

AND Upon the Applicant accepting liability for all the service charge & administration arrears of £16,462.68.

And Upon the Applicant seeking to withdraw the application and the Tribunal consenting to the Withdrawal.

1. It is hereby recorded that:-
  - a) The Applicant's application relates to all service charge and administration charge arrears with regard to the period from 1 January 2010 to 30 June 2015 ("the Relevant Period");
  - b) In respect of the arrears demanded by the Respondent during the Relevant Period, the sum of £16,462.68 remains unpaid ("the Unpaid Arrears"); and
  - c) The Applicant has withdrawn its application and the Tribunal has consented to the withdrawal.
  - d) There is no s20C application from the Applicant.

AND it is determined that:

2. The Applicant's application is hereby withdrawn.
3. The Entirety of the Unpaid Arrears are reasonably incurred (£16,462.68), due and payable by the Applicant to the Respondent.
4. The Tribunal declined to make an order pursuant to Rule 13 of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013. In reaching this decision it considered carefully the submissions made by both parties. The Applicant has acted reasonably and sought legal advice albeit, after the proceedings were issued and she has withdrawn her application as soon as she received detailed legal advice. Furthermore, she has accepted liability for the arrears after taking this advice and sought to withdraw proceedings. Furthermore, in any event the Tribunal noted that there is no s20C application.