



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

Case reference : LON/00AZ/LBC/2017/0006

Property : Upper Flat, 27 Bargery Road,
London SE6 2LJ

Applicant : Terence John Miller and Anne
Elizabeth Miller

Representative : Kerman & Co LLP

Respondent : CCMJ Investments Ltd

Representative : Premier Solicitors LLP

Type of application : Determination of an alleged
breach of covenant

Tribunal member : Angus Andrew

Date of directions : 14 June 2017

DECISION

Decision

The breaches of covenant particularised in the application dated 9 January 2017 have occurred.

Reasons

Both for the reasons set out in my notice of 26 May 2017 and because neither party has objected to the order proposed in that notice.

Name: Angus Andrew **Date:** 14 June 2017



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Tribunal member : Angus Andrew

Date of directions : 26 May 2017

NOTICE

Upon reading the tribunal files and in particular the application form and the letters from the parties' representatives both dated 25 May 2017

I give notice to the parties that I intend to dispose of these proceedings **without a hearing** by making the following order:-

The breaches of covenant particularised in the application dated 9 January 2017 have occurred.

If any party objects to the proposed order they should do so in writing with reasons by no later than **5 pm on 13 June 2017** and must send a copy to the other party.

If any party does object the outstanding application shall be determined at an oral hearing from **1.30 pm 21 June 2017 at 10 Alfred Place, London WC1E 7LR** with a time estimate of one hour.

This notice is given under rule 31(3) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013.

REASONS

1. The Respondent has by letter of 25 May 2017 admitted the breaches and has asked for the listed hearing on 1 June 2017 to be vacated.
2. It is therefore apparent that the respondent will offer no evidence to rebut the applicant's case that in default is bound to succeed.

Name: Angus Andrew

Date: 26 May 2017