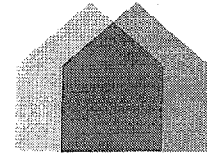


3321



Residential
Property
TRIBUNAL SERVICE

LEASEHOLD VALUATION TRIBUNAL

REF: LON/00BK/LSC/2007/0167

16 CHAPTER STREET, LONDON SW1P

MR & MRS TRAMASEUR

Applicants

CHELSEA PROPERTY MANAGEMENT LIMITED

Respondent

The Tribunal does not have jurisdiction to deal with this application.

On the basis of the wording of her lease, the Applicant seeks a declaration that a proportionate amount of service charges are not payable by her because of the landlord's alleged failure to carry out timely repairs. There is no direct connection between the alleged failure to repair and the service charges in question.

The Applicant does not, in these proceedings, challenge the reasonableness and payability per se of the service charges that have been levied.

Given that there is no challenge to the service charges in themselves, it appears that this is a case that should be more properly brought in the County Court.

The Applicant should have any fees that she has paid refunded.



Mark Martynski

20 July 2007