



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

**Case Reference** : **LON/00AG/LSC/2016/0488**

**Property** : **89D Rowley Road, London NW8  
0SN**

**Applicant** : **London Borough of Camden**

**Representative** : **Judge and Priestly Solicitors**

**Respondent** : **(1)Nikon Hassiotis (2) Maria  
Dimitropouluo**

**Representative** : **N/A**

**Type of Application** : **Service charges**

**Tribunal Member** : **Judge LM Tagliavini**

**Date and venue of  
hearing (paper)** : **10 Alfred Place, London WC1E 7LR  
20 April 2017**

**Date of Directions** : **20 April 2017**

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**DECISION**

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A. The tribunal determines that the respondent tenants are liable to pay\* to the applicant landlord the sum of:

- (i) £2075.24 in respect of service charges due for 2014/15
- (ii) £2068.17 in respect of service charges due for 2015/16
- (iii) £2183.28 in respect of service charges due for 2016/17
- (iv) £1,974.41 for estimated service charges in respect of major works due for. 2016/17

**TOTAL: £8301.1**

## **BACKGROUND**

1. By an application dated December 2016, the landlord sought the payment of annual service charges covering the period 2014/15 and 2016/17 together with estimated service charges in respect of major works. By an amended Statement of Claim dated 9 February 2017 the applicant set out the current claims sought for the service charge years 2014/15, 2015/16 and 2016/17.
2. The tenants have failed to comply with the directions given by the tribunal dated 31 January 2017 and therefore the tribunal is unaware of any defence relied upon by them in respect of the Amended Claim as a Statement of Case or Response has not been received from them. The tribunal also notes that by a direction dated 17/03/17, the tenants were debarred by the tribunal from contesting these proceedings.

### **The applicant's case**

3. Therefore, in reaching its decision the tribunal relies solely on the evidence produced by the landlord in the hearing bundle which has been provided both to the tribunal with a copy sent to the tenants by both email and post.
4. In summary the applicant asserts that the sums due under the terms of lease have not been paid despite demands being sent to the tenants. Copies of demands and the charges (including estimated charges) made for services provided to the tenants were included in the hearing bundle.

### **The tribunal's decision and reasons**

5. In the absence of any defence or evidence to the contrary, and in reliance on the evidence provided by the applicant in the hearing bundle, the tribunal is satisfied that the service charge arrears and estimated service charges sought are reasonable and payable in accordance with the terms of lease made between the parties and dated 1<sup>st</sup> September 2003 in the total sum of £8301.10.

Signed: Judge Tagliavini

Dated: 20 April 2017