



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

Case Reference : **BIR/00CN/LDC/2024/0003**

Properties : **Various Properties in the ownership of Midland Heart as Landlord**

Applicant : **Midland Heart Limited**

Representative : **Guy Grant - Energy & Utilities Manager**

Respondents : **The Lessees**

Type of Application : **An application under section 20ZA of the Landlord and Tenant Act 1985 for dispensation of the consultation requirements.**

Tribunal Member : **Judge M K Gandham**

Date of Directions : **15 March 2024**

DIRECTIONS ORDER 2

IMPORTANT INFORMATION

The parties should note in particular that:

- These Directions are intended to assist the parties and the Tribunal in dealing with the application swiftly and economically. They are formal Orders and **must be complied with**. Failure to comply may result in the Tribunal refusing to hear the defaulting party's case and ordering that party to pay costs.
- Whenever you send a letter or email to the Tribunal you must also send a copy to the other parties and note this on the letter or email.
- If the Applicant fails to comply with these directions the Tribunal may strike out all or part of their case pursuant to rule 9(3)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 ("the 2013 Rules").
- If a Respondent fails to comply with these directions the Tribunal may bar them from taking any further part in all or part of these proceedings and may determine all issues against it pursuant to rules 9 (7) and (8) of the 2013 Rules.
- If a party wants to alter the directions or propose new ones, they must first seek the agreement of the other party and then apply in writing to the Tribunal.
- The Tribunal's address is:

First-tier Tribunal Property Chamber (Residential Property)
Midlands Region
Centre City Tower
5 – 7 Hill Street
Birmingham
B5 4UU

0121 600 7888

Email: rpmidland@justice.gov.uk

Background

1. By an application received by the Tribunal on 19 January 2024, the Applicant Landlord sought dispensation from all or some of the consultation requirements imposed by section 20 of the Landlord and Tenant Act 1985 (“the Act”).
2. Directions were issued by the Tribunal on 23 February 2024 (“the Order”).
3. On 15 March 2024, the Tribunal received a request from the Applicant for an extension to the deadlines set out in that Order.
4. Under Rule 6(3) of the 2013 Rules, the Tribunal grants that extension and orders as follows:

DIRECTIONS

5. The date given in the first sentence of paragraph 7 of the Order is extended to **5 April 2024** and the date given in paragraph 7(c) is extended to **17 April 2024**.
6. The date given in paragraph 8 is extended to **3 May 2024**.
7. The date given in paragraph 9 is extended to **17 May 2024**.
8. The date given in paragraph 10 is extended to **31 May 2024**.