



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

Case Reference : **LON/00AU/MNR/2019/0153**

Property : **744 Holloway Road, London N19
3JF**

Applicant : **Vasilia Constantinou**

Representative : **N/A**

Respondent : **Mr. T Lambirenos**

Representative : **Willis Estates Ltd.**

Types of Application : **Market rent - jurisdiction**

Tribunal Members : **Judge Tagliavini
Mr. D Jagger MRICS**

**Date and venue of
(paper) hearing** : **17 January 2020
10 Alfred Place, London WC1E 7LR**

Date of Decision : **17 January 2020**

DECISION

Decisions of the tribunal

I. The notice of proposed increase in rent is not valid and does not take effect as it fails to give the required one month notice period of increase.

1. In application dated 30 October 2019 the applicant tenant referred a notice proposing a new rent under an Assured Periodic Tenancy for a determination by the tribunal.
2. As a preliminary matter the tribunal considered the validity of the landlord's notice proposing a new rent under the provisions of the Housing Act 1988. This notice was dated 16/09/19 and proposed an increase in rent from £335 per week to £400 per week with the starting date of this new rent to be the 8 October 2019.
3. Both parties agreed to the tribunal determining the matter on the papers and neither provided the tribunal with any written representations. In the absence of a copy of any written tenancy agreement and in light of service of the proposed notice of increase, the tribunal determines that the statutory notice period in respect of rent increases takes effect. The tribunal finds that this notice fails to give the required one month period required; and is invalid; *section 13 Housing Act 1988*.
5. Therefore, the tribunal finds that by reason of the invalidity of the proposed notice, the proposed increase in rent cannot not take effect. Consequently, the tribunal does not have any jurisdiction over this matter.

Signed: Judge Tagliavini

Dated: 17 January 2020