



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

**Case Reference** : **LON/OOAR/MNR/2022/0035**

**Property** : **114 Warren Drive, Hornchurch, Essex,  
RM124QX**

**Applicant** : **Carly Grover (Tenant)**

**Representative** : **None**

**Respondent** : **Florence Omishore (Landlord)**

**Representative** : **None**

**Type of Application** : **Determination of rent under s.14  
Housing Act 1988**

**Tribunal Members** : **Judge Jim Shepherd  
Marina Krisko FRICS**

**Date of Decision** : **18 May 2022**

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**REASONS FOR DECISION**

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**Covid-19 pandemic: description of hearing**

This has been a remote determination on the papers, which has not been objected to by the parties. The form of hearing was P: PAPERREMOTE. A face-to-face hearing was not held because it was not practicable, and all issues could be determined on paper.

**Background**

The Tribunal made its determination on 18th May 2022 and the landlord subsequently requested Reasons. The Tribunal used Google Streetview to identify the location and property. It also considered the parties' submissions.

The property is a good- sized semi-detached property in a pleasant location near a park. There is a hard standing in front, a garage and a good - sized garden at the rear. Built of brick under a tiled pitched roof. The evidence provided suggested some repair was needed.

The landlord is responsible for repairs to the structure and exterior of the premises pursuant to s.11 Landlord and Tenant Act 1985.

The open market rental for similar houses locally is in the region of £1500-1700 pm. At the upper level they are fully modernised and generally larger. Making necessary allowances the Tribunal decided a rental of £1550 per month.

Chairman: Judge Shepherd

**Dated: 29th June 2022**

**Name: N. Martindale**

**Date: 29<sup>th</sup> June 2022**

## **Rights of appeal**

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the Tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).