



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

Case Reference : **LON/00AD/MNR/2023/0273**

Property : **64 Moyle House, Little Brights Road,
DA17 6BF**

Tenant : **Rose Pavitt**

Landlord : **Bryan Shaw represented by Howlett
Residential**

Date of Objection : **16 June 2023**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **31 August 2023**

DECISION

**The Tribunal determines a rent of £1,100 per calendar month with
effect from 5 August 2023.**

SUMMARY REASONS

Background

1. On 10 June 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1100 per month in place of the existing rent of £950 per month to take effect from 5 August 2023.
2. On 16 June 2023 under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Landlord. There were no written submissions from the tenant.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £1100 per calendar month.

Decision

8. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1100 per calendar month.
9. The Tribunal directed the new rent of £1100 per month to take effect on 5 August 2023 this being the date as set out in the Landlord's Notice of Increase.

Chairman: A Harris

Date: 31 August 2023

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal

will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.