



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

Case Reference : **LON/OOBG/MNR/2023/0210**

Property : **Flat 10, 139 Leven Road, Cityview
Point, Poplar, London E14 OLL**

Tenant : **Bobo Lopes & Claudia Marciano
Lopes**

Landlord : **Ezytrac Property Group**

Date of Objection : **26th April 2023**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **31st October 2023**

DECISION

**The Tribunal determines a rent of £1,900 per calendar month with
effect from 28th May 2023.**

SUMMARY REASONS

Background

1. On the 12th April the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,950 per month in place of the existing rent of £1,550 per month to take effect from 25th May 2023.
2. On the 26th April 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. The Tenant's referral was received by the Tribunal on the 28th April 2023

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 tenant. There were no written submissions from the landlord.

Determination and Valuation

5. Having consideration our own expert, general knowledge of rental values in the Poplar area, we consider that the open market rent for the property in its current condition would be £1,900 per month. From this level of rent we have made no adjustments in relation to condition.
6. The Tribunal determines a rent of £1,900 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 £1,900 per calendar month.
9. The Tribunal directs the new rent of £1,900 to take effect on the 28th May 2023. This being the date set out in the Landlord's Notice of Increase and the Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

Chairman: Duncan Jagger MRICS

Date: 31 October 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.