



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

**Case Reference** : **MAM/LON/00BB/MNR/2023/0354**

**Property** : **467 Barking Road, Plaistow, London,  
E13 8PS**

**Tenant** : **Mr Kamalakaran Krishnasamy & Mrs  
Thayalini Kamalakaran**

**Landlord** : **John Roger Loy**

**Date of Objection** : **6 August 2023**

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

**Tribunal** : **Mr A Harris LLM FRICS FCIArb**

**Date of Summary  
Reasons** : **16 October 2023**

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**DECISION**

**The Tribunal determines a rent of £2330.00 per calendar month  
with effect from 9 August 2023.**

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## **SUMMARY REASONS**

### **Background**

1. On 30 June 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 2330.00 in place of the existing rent of £ 1530.00 per month to take effect from 9 August 2023.
2. On 6 August 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. The Tenant's referral was received by the Tribunal on 8 August 2023.

### **Inspection**

3. 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 and the Landlord.

### **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 £2330.00 per calendar month

### **Decision**

6. 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 £2330.00 per calendar month.
7. The Tribunal directed the new rent of £2330.00 to take effect on 9 August 2023. This being the date as set out in the Landlord's Notice of Increase

**Chairman: A Harris**

**Date: 16 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.