



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

Case Reference : **TR/LON/00BG/MNR/2023/0324**

Property : **16 Gale Street, London, E3 3RP**

Tenant : **Md Abdul Hye Chowdhury
Mossammat Jinat Ara Begum**

Landlord : **All Seasons Lettings Ltd**

Date of Application : **17 July 2023**

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

Tribunal : **Mr O Dowty MRICS**

**Date of Summary
Reasons** : **17 November 2023**

DECISION

The Tribunal determines a rent of £2,400 per calendar month with effect from 3 August 2023.

SUMMARY REASONS

Background

1. On 27 June 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,400 per month in place of the existing rent of £1,850 per month to take effect from 3rd August 2023.

2. 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 17 July 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. There were no written submissions from the parties.

Determination and Valuation

5. Having consideration 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 £2,400 per calendar month. The Tribunal has not been informed of any circumstances which might warrant a property specific adjustment to this market value.

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 £2,400 per calendar month.

9. The Tribunal directs the new rent of £2,400 to take effect on 3 August 2023, this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr O Dowty MRICS

Date: 17 November 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.