



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

Case Reference : **LON/00AH/MNR/2023/0245**

Property : **4 Leaffield Close, London SW16 3EZ**

Tenant : **E Danileviciute & M Cesynas**

Landlord : **Michael Fantie**

Date of Objection : **26 May 2023**

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

Tribunal : **Judge P Korn
Mr S Johnson MRICS**

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

DECISION

**The Tribunal determines a rent of £2,040 per calendar month with
effect from 1 June 2023.**

SUMMARY REASONS

Background

1. On 28 April 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3,100 in place of the existing rent of £1,750 per month to take effect from 1 June 2023.
2. On 26 May 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 carried out an inspection of the Property on 16 November 2023.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord. Neither party requested a hearing.

Determination and Valuation

5. Having considered the comparable evidence proved by the parties and taking into account our own expert, general knowledge of rental values in the area, we consider that the open market rent for the Property in good condition would be in the region of £2,500 per calendar month. From this level of rent we have deducted 15% to reflect the fact that the Property was let unfurnished and with no white goods and that it is need of some external decoration, specifically in relation to the soffits and fascia boards and a missing tile on the rear elevation.

6. A deduction of 15% gives a figure of £2,125 per calendar month. Accordingly, the Tribunal determines a rent of £2,125 per calendar month.

7. The Tribunal directs the new rent of £2,125 per calendar month to take effect on 1 June 2023, this being the date as set out in the Landlord's Notice of Increase.

Chairman: Judge P Korn Date: 16 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.