



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

**Case Reference** : **LON/OOAM/MNR/2023/0370**

**Property** : **45 Thistlewaite Road, Hackney,  
London E5 0QG**

**Tenant** : **Jamila Hutchings**

**Landlord** : **DML Property Services Ltd**

**Date of Objection** : **22 August 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** : **28 November 2023**

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**DECISION**

**The Tribunal determines a rent of £1400 per calendar month with  
effect from 9 September 2023.**

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**SUMMARY REASONS**

## **Background**

1. On the 20 July 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,400 per month in place of the existing rent of £1200 per month to take effect from 27 August 2023. The existing rent was that set out in the tenancy agreement which commenced on the 20 December 2019.

2. On the 22 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.

## **Inspection**

3. The parties considered this matter could be undertaken without an inspection.

## **Evidence**

4. The Tribunal did not receive any written submissions or comparable evidence from the parties.

## **Determination and Valuation**

5. Having consideration of our own expert general knowledge of rental values in the Hackney and Lower Clapton area, we consider that the open market rent for the property if it were in good marketable condition with reasonably modern kitchen and bathroom, modern services, carpets and curtains and white goods supplied by the landlord would be £1,400 per month. The Tribunal received no evidence to disagree with this assumption.

6. Therefore the Tribunal determines a rent of £1,400 per calendar month.

## **Decision**

7. 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 in its current condition was £1,400 per calendar month.

8. The Tribunal directs the new rent of £1,400 to take effect on the 27 August 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 not cause the tenant undue hardship.

**Chairman: Duncan Jagger MRICS**

**Date: 28 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.