



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

Case Reference : **HS/LON/00AG/MNR/2023/0378**

Property : **97 Castle Mead, 232 Camberwell Road, London, SE5 0EB**

Tenant: **Mr Rafik Oullatoll and Ms Susana Asanza Murillo**

Landlord : **Dr Aram Amin**

Date of Application : **13 June 2023.**

Type of Application : **Assessment of market rent under Sections 13 and 14 Housing Act 1988**

Tribunal : **Judge R Cohen
Mrs A Flynn MA MRICS**

Date of Summary Reasons : **11 January 2024**

DECISION

The sum of £1900 per calendar month will be the rent with effect from 17 July 2023 being the start date proposed in the Landlord's form 4.

SUMMARY REASONS

Background

1. Following an application from the Tenant dated 13 June 2023 referring a notice proposing a new rent under an assured periodic tenancy pursuant to section 13 (4) of the Housing Act 1988, the Tribunal has made a determination under the provisions of the Housing Act 1988. The landlord had served a notice proposing a new rent of £2000.00 per calendar month in place of the existing rent of £1500.00 per calendar month with effect from 17 July 2023. The tenancy commenced on 17th February 2016. A tenancy agreement was included in the papers.

Inspection

2. The Tribunal did not inspect the Property, having not been requested to do so, but considered this case on the basis of the papers provided by the parties.

Evidence

3. Both parties provided evidence. The tenant provided examples of rentals of rooms in the area and the landlord provided general statistical increases as well as photographs.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the SE5 and particularly taking into account rents of rooms in shared accommodation, and being aware of the terms of the tenancy agreement, we consider that the open market rent for the Property in its current condition based on the information provided to us would be £1,900 per calendar month.

Chair: **Judge R Cohen**

Date: **11 January 2024**

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