



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

Case Reference : **LON/OOBG/MNR/2023/0397**

Property : **Flat 11 Orion Point, 7 Crew Street,
London E14 3TU**

Tenant : **Mr G Rabbani & Mrs Z.A, Kona**

Landlord : **Mrs Jia Qu c/o Pacific Estates Ltd**

**Date of Tenants
Objection** : **18 September 2023**

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

Tribunal : **Mr D Jagger MRICS
Mr O Miller**

**Date of Summary
Reasons** : **15 January 2024**

DECISION

**The Tribunal determines a rent of £1800 per calendar month with
effect from 20 September 2023.**

SUMMARY REASONS

Background

1. On the 1st August 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,950 per month in place of the existing rent of £1,550 per month to take effect from 20th September 2023. The rent set out in the tenancy agreement which commenced on the 19th January 2020 was £1,500 per month.

2. On the 18th September 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 and Hearing

4. The Tribunal has had consideration to the written submissions provided by the Landlord and tenants together with the comparable evidence provided by each party.

A hearing took place on the 15th January 2024 which was attended by the tenant and the landlord's husband Mr Quin Li. During the hearing each party were given the opportunity to give their evidence and explain why the rent should be increased to the levels stipulated by the landlord and the tenant. The tenant stated that he has always paid his rent on time, and has maintained the property to a good standard. He confirmed that the rental figure proposed by the landlord would put a huge strain on his finances and given the current cost of living problems. The landlord stated his mortgage payments and service charges have increased dramatically, although the Tribunal stated this had little to do with rental levels.

Determination and Valuation

5. Having consideration of the comparable evidence, our own expert general knowledge of rental values in the block, we consider that the open market rent for the property if it were in good marketable condition with reasonably modern kitchen and bathroom, double glazing, modern services, carpets and curtains and white goods supplied by the landlord would be £1,800 per month.

6. The Tribunal determines a rent of £1,800 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 £1,800 per calendar month.

8. The Tribunal directs the new rent of £1,800 to take effect on the 20 September 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: 15th January 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.