



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

Case Reference: LON/00AE/F77/2023/0332

Property: 80a Ashburnham Road, London NW10 5SE

Tenant: Miss J Shoboyede

Landlord: Notting Hill Genesis

Date of Objection: 29 September 2023

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Mrs A Flynn MA MRICS

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

DECISION

The sum of £ 134.28 per week will be registered as the fair rent with effect from 15 January 2024 being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Tenant to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

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. Aside from the Tenant's letter objecting to the increase there were no written submissions from the parties, and no comparable evidence was provided. The tenant thought the increase was unfair because the Rent Officer had not visited the property and had not seen the poor conditions mainly damp and mould.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the NW10 area of Wembley, we consider that the rent for the Property in its current condition (based on the information contained in the Landlord's original application for registration of fair rent and the information contained in the Rent Register) would be of £134.28 per week, which takes into account a reduction for scarcity and is the capped amount as shown on the calculation sheet.

Chair: Judge I Mohabir

Date: 15 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