



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

Case Reference : **LON/00BC/MNR/2023/0402**

Property : **75 Brunswick Gardens Ilford
IG6 2QY**

Tenant : **Emma Haigh**

Landlord : **Mountview Estates PLC c/o
Penningtons Manches Cooper**

**Date of Reference
to the Tribunal** : **21 September 2023**

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

Tribunal : **Mr Charles Norman FRICS**

**Date of Summary
Reasons** : **4 February 2024**

DECISION

**The Tribunal determines a rent of £1500 per month with effect
from 7 October 2023**

SUMMARY REASONS

Background

1. On 5 September 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1500 in place of the existing rent of £ 745 per month to take effect from 7 October 2023.
2. On 21 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 Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has had consideration of the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. Having considered the comparable evidence provided by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be £1500 per month.

Decision

8. 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 was 1500 per month.
9. The Tribunal directs the new rent of £1500 per month to take effect on 7 October 2023, this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr Charles Norman FRICS Date: 4 February 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. The tribunal directs that any

such application for full reasons be made within one month of the date that the summary reasons were sent. Any subsequent application for permission to appeal should be made on Form RP PTA.