



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

Case Reference : **LON/00BF/MNR/2023/0275**

Property : **Apartment 76, 9 Sutton Court Road,
Sutton, SM1 4FQ**

Tenant : **Mr Kerron Kade & Ms Olivia
Vesty**

Landlord : **CKB Estate Agents**

Date of Objection : **15 June 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **12 March 2024**

DECISION

**The Tribunal determines a rent of £1300 per calendar month with
effect from 15 June 2023.**

SUMMARY REASONS

Background

1. On 17 May 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1550.00 in place of the existing rent of £1250.00 per month to take effect from 20 June 2023.
2. On 15 June 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. The Tenant's referral was received by the Tribunal on 15 June 2023.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties. The papers show the property is a part furnished 1 bedroom flat.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and/the Landlord. A schedule of comparable rents was provided with rents for a 2 bedroom flat from £1450 to £1550 per month and for a 1 bed flat from £950 to £1350 per month.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and of 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 in the region of £1300 per calendar month.

Decision

6. 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 £1300.00 per calendar month.
7. The Tribunal directs the new rent of £1300.00 to take effect on 15 June 2023 this being the date as set out in the Landlord's Notice of Increase

Chairman: A Harris

Date: 12 March 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.