



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

Case Reference : **TR/LON/00BG/MNR/2024/0012**

Property : **28 Newcourt House, Pott Street, E2
oEG**

Tenant : **Mrs Nagmun Nahar Onu**

Landlord : **Olympia Properties**

Date of Objection : **1 November 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** : **16 April 2024**

DECISION

**The Tribunal determines a rent of £1700.00 per calendar month
with effect from 16 December 2023.**

SUMMARY REASONS

Background

1. On 19 October 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1795.00 in place of the existing rent of £ 1475.00 per month to take effect from 16 December 2023
2. On 1 November 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 1 November 2023

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. There were no written submissions from the parties.

Determination and Valuation

5. In the absence of rental evidence from the parties the tribunal relies on its 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 £1700.00 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 £1700.00 per calendar month.
7. The Tribunal directs the new rent of £1700.00 to take effect on 16 December 2023 This being the date as set out in the Landlord's Notice of Increase. There was no evidence before the Tribunal that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

Chairman: A Harris

Date: 16 April 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.