



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

**Case Reference** : **LON/00AT/MNR/2023/0462**

**Property** : **Flat 5, 66 Thornton Avenue, W4 1QQ**

**Tenant** : **Mariantonietta Arces**

**Landlord** : **Maja Jankovich**

**Date of Objection** : **3 November 2023**

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

**Tribunal** : **Mr C Norman FRICS  
Mr S Johnson MRICS**

**Date of Summary  
Reasons** : **9 June 2024**

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**DECISION**

**The Tribunal determines a rent of £1,300 per calendar month with effect  
from 23 May 2024.**

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## SUMMARY REASONS

### Background

1. On 4 October 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1300 in place of the existing rent of £ 870 per month to take effect from 17 November 2023.

2. On 3 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 3 November 2023.

### Inspection

3. The Tribunal has carried out an inspection of the property on 23 March 2024.

### Evidence

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

### 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 £1280 per calendar month. From this level of rent we have made adjustments in relation to:

An amount reflecting provision of utilities

6. The full valuation is shown below:

Market Rent	per calendar month £1200
<i>Add</i>	
Utilities provided by landlord within rent, say	<u>£100</u>
	£1300

7. The Tribunal determines a rent of £1,300 per calendar 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 £1,300 per calendar month.

9. The Tribunal directs the new rent of £1,300 per month to take effect on 23 May 2024. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

**Chairman: Mr Charles Norman FRICS      Date: 9 June 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.