



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : **LON/00AP/MNR/2023/0484**

Property : **43b Winchelsea Road, London N17
6XJW32RJ**

Tenant : **Mr and Mrs Osmanko**

Landlord : **Yakov Beigel**

Date of Objection : **23 November 2023**

Type of Application : **Determination of a Market Rent section 22
of the Housing Act 1988**

Tribunal : **Judge S Brilliant
Mrs A Flynn MRICS**

**Date of Summary
Reasons** : **29 May 2024**

DECISION

The Tribunal determines a rent of £1,575, per calendar month with effect from 03 December 2023.

SUMMARY REASONS

Background

1. On 21 November 2023, the parties entered into a twelve month assured tenancy commencing 03 December 2022 at a rent of £1,430 per month.
2. On 23 November 2023, the Tenants applied under Section 13 of the Housing Act 1988.

Issues

3. The Tenants supplied comparables from £1,460 to £1,600 in the vicinity but not necessarily in the immediate vicinity. They also supplied photographs of internal disrepair.
4. The Landlord supplied let comparables from £1,750 to £1,800.

Inspection

5. The Tribunal was unable to inspect because of family illness.

Determination and Valuation

6. The Tribunal considered the comparables of both parties and also relied on its own expert knowledge of rental values in the area. We consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £1,575 per month.

Chairman: Simon Brilliant

Date: 29 May 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.