



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

**Case Reference** : **LON/00AE/MNR/2023/0480**

**Property** : **Flat 23 Elstree Apartments, 72 Grove Park, London NW9 9FF**

**Tenant** : **Mr Naim Al Rahmany**

**Landlord** : **Mrs Anna Dragos**

**Date of Application** : **13 November 2023**

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

**Tribunal** : **Ian B Holdsworth FRICS**  
RICS Registered Valuer  
**Alan Ring**

**Date of Summary Reasons** : **24 June 2024**

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**DECISION**

**The Tribunal determines a rent of £1425 per calendar month with effect from 26 November 2023.**

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## 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 £1,500 in place of the existing rent of £ 1,250 per month to take effect from 26 November 2023.
2. On 13 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.

### Inspection and Hearing

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and oral submissions.
4. A video hearing was held to discuss the application on 21 June 2024. The parties were invited to attend and given joining instructions. The Landlord, Ms Dragos attended but the Tenant did not. The Tribunal made enquiries of their Video Hearing Service(VHS) about the failure of the tenant to participate at the hearing and were told:

*"No { the tenant did not join the hearing}. I rang him twice and he didn't answer. He spoke to my colleague on the phone and asked to join by phone and then hung up".*

### Evidence

5. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord. They also had regard for the Landlord's oral submission at the hearing.

### Determination and Valuation

6. Having consideration of the comparable evidence provided 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 £1,500 per calendar month.. From this level of rent we have made adjustments to reflect any tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.
7. The full valuation is shown below:

Flat 23 Elstree Apartments, 72 Grove Park, London NW9 9FF				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£1,500.00	per month	
<b>Disregards</b>			Deduction per month	Deduction as %
Part furnished by tenant			£75.00	5.00%
<b>Dilapidations/Material rental matters</b>				
None advised in submissions				
	Adjustment total		£75.00	5.00%
Adjusted Market Rent			£1,425.00	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 £1,425 per calendar month.

9. The Tribunal directed the new rent of **£1,425 per month** to take effect on **26 November 2023**. This being the date as set out in the Landlord's Notice of Increase.

**Chairman: Ian B Holdsworth**  
**2024**

**Date: 24 June**

### APPEAL PROVISIONS

**You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.**

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.