



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

Case Reference : **LON/00AE/MNR/2024/0184**

Property : **13A Pember Road, London NW10
5LR**

Tenant : **Miss Maria-Eleana Martinez**

Landlord : **Tidstead Limited**

Date of Objection : **22 March 2024**

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

Tribunal : **Judge Dutton
Mrs S Phillips MRICS**

**Date of Summary
Reasons** : **20 August 2024**

DECISION

The Tribunal determines a rent of £1,600 per calendar month with effect from 20 August 2024.

SUMMARY REASONS

Background

1. On 13 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,650 in place of the existing rent of £1,300, to take effect from 31 March 2024
2. On 22 March 2024 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 22 March 2024.

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. The Tribunal has consideration of the written submissions provided by the Tenant dated 3 August 2024 and the Landlord's letter dated 2 August 2024 with attachments.

Determination and Valuation

5. Having consideration of our own expertise and general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £2,000 per calendar month. From this level of rent we have made adjustments in relation to:

The tenant's liability for repair and decoration of	5%
Unmodernised property	15%

6. The full valuation is shown below:

Market Rent £2,000 per calendar month

Less

Repairing and decorating obligations approx.
and condition £400.00

Market Rent assessed at £1,600

7. The Tribunal determines a rent of £1,600 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 £1,600 per calendar month

9. The Tribunal directs the new rent of £1,600 per calendar month to take effect on 20 August 2024. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

Chairman: Judge Dutton Date: 20 August 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.