



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

Case Reference : **LON/00AK/MNR/2024/0249**

Property : **35B Leighton Road, Bush Hill Park,
Enfield, Middx, EN1 1XJ**

Tenant : **Miss Nora Sebestyen**

Landlord : **Mr Steve Gregoriou**

Date of Objection : **8 April 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 £1,350 with effect from 20 August 2024.

SUMMARY REASONS

Background

1. On 27 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,400 in place of the existing rent of £1,200, to take effect from 31 March 2024, this being the first increase since the start of the tenancy, which was 9 January 2021.

2. On 8 April 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 8 April 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 and photographs provided by the Tenant on or about 30 July 2024 and the Landlord's response dated on or about 3 July 2024. The damage to the shed would not, we think, have an impact on the rental value, although we understand that the Landlord will attend to same.

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 tenable condition would be in the region of £1,350 per calendar month. The letting is an assured shorthold letting with the repairing obligations that one would expect to find in an open market letting. Accordingly, we do not consider any adjustments would be required to this starting rent.

Decision

6. The Tribunal therefore determined that the rent should be determined at £1,350 per calendar month.

9. The Tribunal directs the new rent of £1,350 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.