



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

Case Reference : **LON/OOAF/MNR/2024/0290**

Property : **52 Rye Crescent, Orpington, BR5 4NE**

Tenant : **Akeni Tenkamerin**

Landlord : **Valerie Morris**

Date of Objection : **7th May 2024**

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

Tribunal : **Judge Shepherd**
Kevin Ridgeway MRICS

Date of Summary **9th September 2024**

Reasons **:**

DECISION

The Tribunal determines a rent of £1900 per calendar month with effect from 1st June 2024

© CROWN COPYRIGHT 2023

SUMMARY REASONS

Background

1. On 1st April 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2000 in place of the existing rent of £1000 per calendar month to take effect from 16

2. On 14th 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 17th January 2024.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties. The property is a brick and tile two storey end terraced house. The accommodation is comprised of 1 living room and one kitchen on the ground floor with 2

bedrooms and a bathroom on the first floor. There is also a garden, a conservatory and a garage to the side, which is unused as filled with the landlord's property. The house is let furnished.

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 good tenable condition is £1700. From this level of rent we have made adjustments in relation to an addition of £200 per month to reflect the furniture provided.

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 £1900 pcm

9. The Tribunal directs the new rent of £1900 to take effect on 1st June 2024.

Chairman: Judge Shepherd

9th September 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.