



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

**Case Reference** : /LON/00BK/MNR/2024/0164

**Property** : 604 Blazer Court, St. Johns Wood  
Road, London, NW8 7JY

**Tenant** : Jayraj Sisodia

**Landlord** : Rashnitha De Alwis-  
Senevirairne

**Date of Objection** : 2 February 2024

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

**Tribunal** : Mr D Jagger MRICS  
Mr J Francis

**Date of Summary  
Reasons** : 3 October 2024

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**DECISION**

**The Tribunal determines a rent of £2,600 per calendar month with effect from 23 March 2024.**

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## SUMMARY REASONS

### Background

1. On the 2 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,800 per month in place of the existing rent of £2,200 per month to take effect from 23 March 2024. The Tribunal were provided with a copy of the tenancy agreement which commenced on the 23 February 2022 for a period of 12 months.

2. On the 2 February 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.

### Hearing

3. A video hearing to hear the parties' representations was held at 10 am on the 3rd October 2024. The tenant were present at the hearing, but the landlord did not attend.

4. Directions prepared by the Tribunal on the 19<sup>th</sup> June 2024. The Tenant provided the Tribunal with completed Reply Form which included photographs of the condition of the property. No comparable evidence was submitted by the parties.

### Determination and Valuation

5. Having consideration of our own expert general knowledge of rental values in the St Johns Wood area, we consider that the open market rent for the property if it were in good marketable condition with reasonably modern kitchen and bathroom, modern services, carpets and curtains and white goods supplied by the landlord would be **£3,250** per month.

6. From this level of rent we have made adjustments in relation to: the damp and mould, dated kitchen and bathroom fittings which equates to approximately **20% (£650)**

### Decision

7 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 in its current condition was **£2,600** per calendar month.

8. The Tenant made an application to the Tribunal under s14(7). This provision allows the Tribunal to defer the date of increase to the date of

determination if it appeared to the Tribunal that it would cause undue hardship to the tenant. The Tenant stated that he is suffering medical problems and depression. The Tribunal has considered this request and on the balance of the evidence provided concludes that there is insufficient substantiation to show such undue hardship.

9. The Tribunal directs the new rent of £2,600 per month to take effect on the 23 March 2024. This, being the date set out in the Landlord's Notice of Increase.

**Chairman: Duncan Jagger MRICS**

**Date: 3 October 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.