



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

Case Reference : **HS/LON/00AK/MNR/2024/0072**

Property : **52 Ferndale Road, Enfield, London,
EN3 6DJ**

Tenant : **Mr Andre Kambaji**

Landlord : **Stephen Hudson**

Date of Objection : **13 February 2024**

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

Tribunal : **Mr C Norman FRICS**

**Date of Summary
Reasons** : **13 October 2023**

SUMMARY REASONS

Background

1. On 22 December 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1550 in place of the existing rent of £ 1250 per month to take effect from 14 February 2024.

2. On 13 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.

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 had consideration of the written submissions provided by the Landlord. The tenant did not respond to the directions.

Determination and Valuation

5. Having considered the comparable evidence provided by the landlord 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 condition would be in the region of £1450 per month. From this level of rent we have made adjustments in relation to:

The poor condition of the windows and lack of double glazing.

6. The full valuation is shown below:

Market Rent	per month £1450
<i>Less</i>	
The poor condition of the windows) and lack of double glazing.)	£145
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	<u>£1,305</u>

7. The Tribunal determines a rent of £1,305 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 £1,305 per month.

9. The Tribunal considered that as the tenant was subject to a suspended possession order for rent arrears, the increase would cause undue hardship and therefore directs the new rent of £1,305 per month to take effect from 1 July 2024.

Chairman: Mr C Norman FRICS Date: 13 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.