



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

Case Reference : **LON/OOAS/MNR/2024/0233**

Property : **50 Waltham Road, hayes, UB3 1ITB**

Tenant : **Mr Irfan Qayyum Saman**

Landlord : **Narinder Panesar c/o Reinhardt
Estate Agents**

Date of Objection : **20 March 2024**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **15 October 2024**

DECISION

**The Tribunal determines a rent of £1,850 per calendar month with
effect from 1 April 2024.**

SUMMARY REASONS

Background

1. On the 15 February 2024 the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,850 per month in place of the existing rent of £1,650 per month to take effect from 1 April 2024.

2. The Tenants application is dated the 20 March 2023, under Section 13(4)(a) of the Housing Act 1988, however this is considered a typing error. 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 consideration of the extensive written submissions provided by the landlord and tenant together with a comparable evidence, statement of case and photographs.

Determination and Valuation

5. Firstly, having consideration of the Landlord's comparable evidence together with our own expert, general knowledge of rental values in the Hayes area, we consider that the open market rent for the property in its current condition would be **£2,200** per month.

6. From this level of rent we have made an adjustment of approximately 16% (**£350**) in relation to condition of the property based upon the photographic evidence and the parties' statements.

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 governed by the relevant clause in the agreement was **£1,850** per calendar month.

11. The Tribunal directs the new rent of 1,850 to take effect on the 1 April 2024. This being the date set out in the Landlord's Notice of Increase and the Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

Chairman: Duncan Jagger MRICS

Date: 15 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.