



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

Case Reference : **LON/00BB/MNR/2024/0234**

Property : **31 Upton Heights, 214 Upton Lane,
Forest Gate, London E7 9NP**

Tenant : **Mr Jayden Nicholas**

Landlord : **Elliot Davis Properties (acting as
agent for the Landlord)**

Date of Objection : **25 March 2024**

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

Tribunal : **Mrs S Phillips MRICS**

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

DECISION

**The Tribunal determines a rent of £1,150 per calendar month with
effect from 10 April 2024.**

SUMMARY REASONS

Background

1. On 8 March 2024 the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,150 per month in place of the existing rent of £975 per month to take effect from 10 April 2024.
2. On 25 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 25 March 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. There were no written submissions from the parties.

Determination and Valuation

5. Having consideration 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 would be in the region of £1,150 per calendar month. The Tribunal felt no deductions were required.
7. The Tribunal determines a rent of £1,150 per calendar 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 £1,150 per calendar month.
9. The Tribunal directs the new rent of £1,150 per month to take effect on 10 April 2024. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Mrs S Phillips 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.